

2/33 Brookside Ave, Kelmscott, WA 6111



Sold Villa

Friday, 3 November 2023

2/33 Brookside Ave, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: Villa



Lucy Deng
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Jonathan Ji
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Contact agent

Inspections this Saturday afternoon from 2:15pm to 3:00pm, please SMS agent Lucy Deng at 0435 961 829 to register the viewing! Aus Vision Realty is proud to present this stylish and stunning villa which is well priced for the heated high demand Perth market. This lovely three-bedroom, 1.5-bathroom villa is in a sought-after area, close to the Canning River. Not far from the bus service & near shops, schools & lush parks. Currently there is a perfect tenant residing at the home on a periodic lease who has been in the property since 2015. He has absolutely demonstrated an example of good tenant which can be easily seen from the beautiful listing photos. Tenant is willing to stay and can sign a fixed term lease at \$420/week which could make villa cash flow positive for the investor buyers. Aus Vision Realty has been managing this property for years and would love to continue the management. We offer first 3 months free management fee or \$400 cashback for the investor buyer signing up 2 years management with us. This Villa is suitable for the downsizer, retiree, investor or first home buyer. Don't miss out on this rare find opportunity. Main features:- Master bedroom with built-ins and fan- Two good sized minor bedrooms- Well equipped kitchen with gas cooktop & oven, double sink, and plenty of overhead cupboards- Lounge with split system air conditioner, exposed beams and gas bayonet- Dining area adjoining the kitchen and lounge area - Extension was done for an added living/retreat area adjoining dining and connecting to the alfresco - Light & bright bathroom with good sized (double) shower and vanity- bathroom has been extended and renovated to add a toilet- Separate second toilet- Laundry with shelving- Linen press in hallway- Neutral decor throughout- Easy established gardens - Patio is with coffee plastic blinds installed by the tenant which can stay - Garden shed & Side gate- Gas hot water system- Evaporative ducted aircon - Strata levies have been steady at \$395 per quarter Kelmscott Hills in the ever-growing City of Armadale is convenient with sporting facilities, hospital and major highways only a short drive away. The property is about 35-minute drive to the Perth CBD. You can even enjoy top class restaurants, cideries, nature trails and parks. Location: • Grovelands Primary School 0.5 km • Kindaimanna Community Kindergarten 0.8 km preschool • Kelmscott Senior High School 0.8 km • Westfield Park Primary school 0.9 km • Kelmscott John Calvin School 1.4 km • Close to shops, cafes and restaurant • Disclaimer: Although diligence has been taken, this information is provided for introduction purposes only and is based on information provided by the seller, and it may be subject to change. No warranty or representation is made as to its accuracy and interested parties should inspect the property and do their own due diligence to verify the information. Advert Date: Sept 19th, 2023