

# 20 Bunney Road, Kelmscott, WA 6111



## House For Sale

Saturday, 27 April 2024

20 Bunney Road, Kelmscott, WA 6111

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 948 m<sup>2</sup>

Type: House



Sam Zeedan  
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**From \$619,000**

- Home Open Sat & Sun @ 1.00-1.30pm - - Great Investment - Rental Value over \$33,000 per year - Welcome to this tranquil property in a quiet neighbourly street and right in the heart of Kelmscott. All across the road from a quiet park with only a few minutes walk through a direct route to Challis Train Station straight to Perth City. This property features 4 bedrooms, 1 bathroom, lounge area, dining area, chefs kitchen, stainless steel appliances, beautiful solid jarrah floors throughout with polished jarrah paneling, high ceilings and large windows that are designed to truly enliven the homes Majesta. Other features include air-con, gas HWS, wooden fireplace, large pergola area, garden shed, 4 car parking, side access and the handyman in the family will enjoy the powered workshop. The property is in a sort after section of Kelmscott with proximity to Kelmscott High School, Kelmscott Primary School, Kingsley Primary School, Kelmscott Train Station, Challis Train Station, Kelmscott Memorial Hospital, Kelmscott Paza Shopping, Kelmscott Stargate Shopping, Champions Drive Shopping, Haynes Shopping, Armadale Shopping, Creyk Park, 30 minutes to Perth CBD, 20 minutes to Perth Airport, 10 minutes to Tonkin Hwy, 5 minutes to Brookton Hwy, views to the Kelmscott hills and the kids will love the playground across the road at Apex park. The property also represents an excellent investment opportunity with side access and the building positioning may offer the homes potential retainment while creating up to 3 more sites on this massive 4 unit site (Subject to council approval). There is also the possibility to increase your yield further by building a granny flat until you decide to develop or sub-divide in the future. The property has recently been renovated with new painting throughout, polished floors, new tiling and with the shortage of quality rental properties in this part of Kelmscott makes it a great rental investment property with the current rental value being \$650 per week. Properties in this part of Kelmscott always sell fast, so you will need to be very quick and especially in the current Perth property market with houses selling within days at record prices. For more information on this unique property or to request a private viewing, please contact Sam Zeedan at the office on 94954100 or mobile 0400515051.