

20 Spencer Road, Kelmscott, WA 6111



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 812 m²

Type: House

Contact agent

This one is going to need some work, but what a deal! Set on a huge 812 sqm block zoned R25/60, there's so much you can do with this place. We've got those superb solid timber floors throughout most of the home and a whole lot of character that you can work with. WHAT'S GOING ON HERE? Here's the rundown. It's a bit, well, rundown. We're selling as-is where-is, with all faults. Most of the faults are due to decor choices over the years, some are moral failures, like someone dumping a couple of Woolworths trolleys in the carport, but don't get me started on that. I'll get them returned to their rightful place ASAP. HEY, THAT BLOCK IS HUGE. CAN I SUBDIVIDE IT? Well, I'm not a town planner at the City of Armadale, but the town planners at the City of Armadale are! Call them on 08 9394 5000. They'll explain the zoning and what can be done. I reckon you'll hang up the phone quite excited about the prospects. If you're buying a home, then read on below; if you're investing then scroll down a bit...MOVING IN You can move in straight away if you want. You'll need to attend to some minor stuff first, I reckon. It will need some window treatments and maybe a sparky to go through and get some better lighting in here. It's going to want a good hard scrubbing throughout and maybe a lick of paint to freshen it up while you make bigger plans for its future. It's the best place to make it happen because you're on a big block, you're close to parks, schools, public transport and pretty much everything. It's a really easy place to live. IF YOU'RE INVESTING... We've got a big block here, and it's so close to so much, so demand is high. It's a tight rental market right now, and having a roof, walls and doors means you'll have no issues attracting attention if you put it up for rent. You can rent it out as it is, but you'll need to attend to some minor stuff. It will need some window treatments and a sparky to go through and get some better lighting in here. It's going to want a good hard scrubbing throughout. I'm not a specialist renovationalist, but I'm guessing it's about \$5,000 and a few pairs of rubber gloves to get it looking a bit smarter. It would likely rent for about \$400 - \$420 with that stuff done. If you did a full list of improvements, like painting throughout and updating the kitchen and bathroom. Polishing the timber floors. Making it lighter and brighter and more homely and tidying those gardens up would probably see it hit more like \$500 per week. LET ME SEE IT! If you can't make it in person, I have a video walk-through I can send you; if you're local, hit the EMAIL AGENT button, and we'll set up a time so you can come and see it for yourself. BE QUICK!