

20 Wakehurst Place, Kelmscott, WA 6111

Professionals

Sold House

Friday, 10 November 2023

20 Wakehurst Place, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 715 m2

Type: House



Jenn Ruggiero
0477958845



Andrew Byl
0408925966

\$530,000

This charming house is now available for sale, presenting an incredible opportunity for those seeking a comfortable and larger home. With its prime location and impressive features, this property is sure to capture your attention and is ready to move into. Features include:- Separate entrance- Large sunken lounge positioned at the front of the home- Good size dining room off kitchen which could also be utilized as a scullery or hair salon (water piping connected)- Kitchen with breakfast bar and water connection for fridge, looking over large games & family room- Main bedroom has WIR and ensuite with double vanity- 2 other bedrooms are spacious - Good size second bathroom- Ducted evaporative aircon throughout the entire home- Freshly painted with new hybrid flooring, skirting boards & window treatments- Great size laundry-Gable covered outdoor patio, creating a seamless indoor-outdoor living experience- Good size shed with another smaller hobby shed- Good size backyard perfect for the kids to roam free- Access to the rear of the property via side access

Situated on a generous block, this property offers a single garage space, providing secure parking for your vehicle and additional storage options. The low-maintenance yard allows for easy upkeep, giving you more time to enjoy the surrounding amenities. This property is within close proximity to schools, parks, shopping centers, and public transportation options. Embrace the convenience of this location while enjoying the peace and tranquility of suburban living.

Investor Summary:

- This property is being sold with vacant possession and ready for immediate leasing activities or move in.
- Approximate market rent for 20 Wakehurst Pl is \$500 per week
- Based on a sale price of \$520,000 - \$550,000, expected gross rental yield is
- 5.0 % - 4.73%
- Professionals Armadale Real Estate is the longest serving Real Estate agent in Byford and the surrounding areas, being in continuous operation since 1962. Our multi award winning team can provide high quality tenants and ongoing leasing and management services throughout the tenancy.
- Please contact Amanda Wilson on 0417986010 or 93992122 for a current market appraisal

Don't miss out on the opportunity to call 20 Wakehurst Place your new home. Contact TeamAJ today Jenn 0477 958 845 or Andrew 0408 925 966. Recorded walk through video available on request please Watts App. (Below is Approximate only) Block Size 715 sqm House Size 176 sqm Built 1981 Council rates \$2,200 per annum Water rates \$950.00 per annum Good size shed