

25/12 Davis Road, Kelmscott, WA 6111



House For Sale

Tuesday, 6 February 2024

25/12 Davis Road, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 203 m2

Type: House



Mark Grogan
0894959999

From \$399,000

What an exceptional location! It really doesn't get better than this. Set in a gated community, this beautiful three-bedroom, two-bathroom townhouse is opposite a shopping centre, just a short stroll to the train station, and right on the doorstep of everything you need for a practical modern life. Opportunities like this are rare and you'll be delighted with what is on offer in this marvellous home. Check out the floor plan for yourself and see how very well-designed this home is. You can see it in the photos and in the floorplan, but let me just say this is seriously comfortable living. Downstairs, we have plenty of living space, and upstairs, we have plenty of bedrooms. The kitchen is at the heart of everything and overlooks the main living space and meals area. We've got gas cooking and an electric oven as well as plenty of workspace and ample storage. The living area can be configured in a number of different ways to suit your life. You can swing things this way, or that way, put the TV over there, or over here...it all works very well to accommodate your lifestyle and your preferences. The living area opens up onto the courtyard and there is plenty of room for entertaining out here. Upstairs we have three bedrooms and three balconies. The master bedroom features an ensuite bathroom and heaps of storage. There is also plenty of room for larger furniture styles in here, once again check that floorplan and you'll see for yourself there is plenty of room on offer. The secondary bedrooms both have built-in robes, and the main bathroom is very nicely designed and features a separate shower and toilet. Frequently Asked Questions Is it rented? Yes, it is, there's an excellent tenant living in here currently, and they would like to stay for the longer term. Currently paying \$450 per week until 22.06.2024, the latest rental assessment is \$560 - \$590 per week so there are some great opportunities for growth with this one! How much are the strata fees? The strata fees are \$1,237.29 per quarter and include maintenance of the common areas, building insurance etc. So you're getting plenty of bang for your buck. WHERE IT IS Get on Google Maps and you won't even need to zoom out to see just how close this is to everything. We've got restaurants, cafes, convenience stores and supermarkets all within a stone's throw. Literally, you could probably throw a stone and hit some of those things from this place. I don't recommend it, and I'm not suggesting you try, I'm just saying it's a possibility...It's a very good location! WHAT NEXT Hit the email agent button at the bottom of this webpage and we will be in touch with you to make a time to see it for yourself.