

25 Sonogo Ave, Kelmscott, WA 6111



House For Sale

Wednesday, 14 February 2024

25 Sonogo Ave, Kelmscott, WA 6111

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 759 m2

Type: House



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Offers From \$569,000

Welcome to 25 Sonego Avenue, Kelmscott – a spacious 5-bedroom, 2-bathroom family home nestled on a generous 759sqm block located within the excellent, locally known "golden triangle" Kelmscott location. Originally built in 1967, this property is hitting the market for the first time since 2006. With its two-story layout, modern HUGE kitchen, contemporary bathrooms, multiple living zones, alfresco, patio, plus more, let's delve into the details of this exceptional home.

INSIDE Upon entering through the front door, you are greeted by a large family living zone exuding character with high ceilings and timber beams, providing a warm and inviting ambiance. The jarrah tones throughout evoke a country feel, complemented by a seamless flow into the formal lounge area. Towards the rear, the heart of the home unveils a beautiful modern kitchen featuring gorgeous stone bench tops, ample bench space, overhead cabinetry, and additional built-in storage. A charming dining area extends from the kitchen, enhanced by low-maintenance timber-look flooring. On the left side of the home, downstairs accommodates three well-sized secondary bedrooms and a neatly presented main bathroom. The laundry space is discreetly tucked away coming off the kitchen/dining space. Ascending upstairs, an activity room/second formal lounge space provides an ideal area for children to play. The master bedroom, boasting its own stunning ensuite, and an additional secondary bedroom/study room complete the internal layout of this fantastic family home.

OUTSIDE Moving outdoors, the front façade presents a neat and tidy aesthetic, with a one-car carport and additional parking on the driveway. The ample patio space to the right side leads to a rear workshop (5.0x2.7) in size. To the left rear side, a charming alfresco space is perfect for morning coffees or evening wines. The rear yard, adorned with established greenery, features a small garden shed on the left and a garden house on the right, offering tremendous potential for customisation by the buyer. Talk about oodles of space and future potential!

CONTRACT NOTES - The ducted AC unit is not in working order and will not be working at settlement. - One of the split system AC units upstairs is not in working order and will not be working at settlement. - The fireplace is not functional due to the upstairs extension.

LOCATION Situated in the desirable Kelmscott area, this family home enjoys proximity to Creyk Park, Armadale Hospital, John Dunn Park, Kelmscott Senior High School, and convenient access to Albany Highway.

WHAT TO DO NEXT? The Mathews team cordially invites you to attend the scheduled home open for this property this Saturday. Discover the potential of your future family home - or an excellent investment opportunity!

Property Code: 4281