

**26 Ward Crescent, Kelmscott, WA 6111**

**Professionals**

**House For Sale**

Thursday, 13 June 2024

26 Ward Crescent, Kelmscott, WA 6111

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 911 m2**

**Type: House**



Grant Wilson  
0405141530

**From \$549,000**

Video Available from 14th June - just message me on WhatsApp 0405141530 Vacant Possession available. Council Rates: \$2300 p/a Water Rates: \$1100 p/a Expected Rental Amount: \$650 p/w Now for the property; 26 Ward sits in a quiet little cul-de-sac only a stones through from the Kelmscott CBD and train station. Couple that with R40/60 zoning and it gives you many options. The home is in need of some modernisation; nothing too major, but flooring and paint would be a must to achieve a maximum rental return. The property has a spacious formal lounge, formal dining that has been converted into a bar area plus a separate living/dining room off the kitchen. The kitchen is original but functional and could well do with a makeover down the track. All bedrooms come with built in robes and the master has an ensuite as well. The bathrooms have had make overs in the past so no need for immediate renovations there. Other features include: • Gas to the property • Air conditioning • Under cover parking • Kelmscott Senior High School zone Development opportunities are plentiful; retain existing and develop the rear, or demolish and build 3 or 4 new units depending on council and WAPC approvals. First viewings will be Sunday 16th June at various time slots.