

27 Sonogo Avenue, Kelmscott, WA 6111



House For Sale

Wednesday, 10 April 2024

27 Sonogo Avenue, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 759 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

Under Offer

NEWLY RENOVATED • MASSIVE OUTDOOR LIVING • POWERED SHED Looking for a quality home that is ready to move in? Massive backyard with subdivision potential? This ticks all the boxes you can think off, plus more!**INSIDE:**Come and step inside this excellently renovated 3 bedroom, 1 bathroom home. An open plan living area has street vantage and built-in fireplace converted to gas heating. A well appointed stylish new kitchen has stone tops, overhead cabinets, big fridge recess and quality new appliances, with dishwasher, oven and stove. The laundry adjacent is also all new, with overhead cabinet and built in linen space for storage, and carrying the style from the kitchen. It's not often a toilet is spoken of, but even this utility has been tastefully decorated! A brand new bathroom is a decor lover's dream and 3 well sized bedrooms all with new flooring. **OUTSIDE:**The massive outdoor living space is accessed via the laundry and has enough room for two sitting areas. Fully covered, it looks over a lovely paved fireplace sitting area and the big backyard. A well sized shed in the corner has space for storing all the equipment. Side access through the carport means this property also has subdivision potential. Zoned R25/60 means this is a two unit site. Subdivision is subject to council approval, buyers must do their own due diligence.**INVESTORS:**House will be vacant at settlement. Current Rental Appraisal is \$550/pw. There is a demand for tenants that are looking for properties like this one!**LOCATION:**Enjoy this quiet Kelmscott pocket, the location is conveniently close to the Kelmscott and Armadale CBDs offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools. Valentine Reserve Park is across the road, offering a great space for kids and pets to run around, even if the property is subdivided.**HOW TO VIEW:**Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have. **PROPERTY PARTICULARS:**• Build Year: 1967• Block Size: 759 sqm• Living Size: 115 sqm• Zoning: R25/60• Council Rates: \$1,954/pa• Water Rates: \$990pa• Rental Appraisal: \$550p/w(all values are approximated)