

# 3/11 Erica Street, Kelmscott, WA 6111



## Villa For Sale

Friday, 14 June 2024

3/11 Erica Street, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 270 m2**

**Type: Villa**



Jinder Singh

## BEST OFFER

HOUSE OPEN ON SUNDAY 16th Jun 24 (1:00 to 1:30 PM) This beautifully independent 3 bedrooms 2 bathrooms 2 Cars is in walking distance to Kelmscott railway station, Shopping Centre, restaurants, childcare, church and other amenities. It's a great Family Home for Young Couples, FIFO Workers or Small Families. You can buy this as an Investment property with a Potential RENTAL INCOME OF \$550 PER WEEK RENT (\$28,600 Yearly) Key features Includes: 3 Bedrooms 2 Bathrooms 2-Car Garage Contemporary open-plan kitchen and dining area Stylish modern kitchen Tiled floors Quality carpets In Bedrooms Double lockup garage with a convenient storeroom Alfresco area designed for entertaining Year built: 2017 Land size: 270 m<sup>2</sup> Built-up area: 115 m<sup>2</sup> No strata fees Approximate rates: \$2,000 Approximate water costs: \$1,600 For inquiries or to schedule a viewing, please contact Jinder Singh from Innovative Real Estate WA at 0481 780 816 or via email at [jinder@innovativepropertygroup.com.au](mailto:jinder@innovativepropertygroup.com.au). **DON'T MISS OUT! CALL JINDER SINGH ON 0481 780 816 TODAY!** Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.