

3/16 Arnott Court, Kelmscott, WA 6111



House For Sale

Thursday, 9 May 2024

3/16 Arnott Court, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 214 m2

Type: House



Ashleigh Watkins
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From \$429,000

Dive into this rare opportunity in the current tight market with assurance. 3/16 Arnott Court Kelmscott is a well looked after 3 bedroom, 2 bathroom unit, advantageously situated in a quiet cul-de-sac position. Offering privacy, cosiness, and ease, this residence presents an excellent investment opportunity or an ideal entry point for those embarking on their home-ownership journey. The home is currently tenanted for \$400 Per Week until the end of July 2024.

INSIDE- Three Great Sized Bedrooms: Each of the bedrooms feature great natural light, with the master including an ensuite and mirrored built-in sliding robes. The two minor bedrooms also have built-in robes. - Two Well-Appointed Bathrooms: Neat, modern, and designed for easy living with the second toilet separate to the bathroom.- Charming Living, Dining and Kitchen Area: To the rear of the home, a fantastic space with a designated living area which flows out to the private courtyard and a cosy dining room perfect for enjoying meals.- Modern Kitchen: The kitchen boasts an incredibly user friendly layout with plenty of bench space and storage.

OUTSIDE- Private Courtyard: A secluded outdoor retreat ideal for quiet mornings or intimate gatherings with access from the main living areas for indoor/outdoor entertaining.- Quiet Cul-de-sac Location: Enjoy the added bonus of being situated in a central, yet private locale.

IMPORTANT INFORMATION
:Council Rates: \$2100 Per Year Water Rates: \$1100 Per Year Strata Rates: \$240 Per Quarter Current Rent: \$400 Per Week Rental Appraisal Amount: \$500-\$530 Per Week Built: 2009

LOCATIONS Situated close to Central Kelmscott, Albany Highway, shopping centres, schools, parks, and walking distance to Challis Train Station, this unit has a lot to offer. Whether you're starting your investment portfolio or stepping into your very first home, this unit promises a blend of lifestyle and investment potential.

450m - Albany Highway
600m - Challis Train Station
1.0km - Kelmscott Primary School
1.6km - Kelmscott Senior High School
4.4km - Tonkin Highway

Don't let this opportunity pass you by. Please contact Ashleigh Watkins on 0414 202 727 to arrange a viewing.