

**3/187 Cammillo Road, Kelmscott, WA 6111**

THE AGENCY

**Sold House**

Sunday, 13 August 2023

3/187 Cammillo Road, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 252 m2**

**Type: House**



Amanda Dury  
1300243629

**\$360,000**

We are pleased to present this exquisite 3-bedroom, 2-bathroom villa discreetly positioned at the rear of a secure, gated complex. Constructed in 2009, this property offers a meticulously maintained, low-maintenance living environment, ideally tailored to meet the needs of discerning first-time homebuyers and astute investors. Upon arrival, a double carport graces the front facade. Step inside to be warmly welcomed by the stunning living area, leading seamlessly into the open kitchen and dining zone with direct access to the inviting courtyard. The galley kitchen is thoughtfully equipped with modern amenities, including a split system air-conditioner, double sink, gas cooktop stove, dish-drawer dishwasher, full-length pantry. Towards the rear of the residence lies the master bedroom, boasting a walk-in robe, ensuite, split system air-conditioner, fan, and a picturesque view of the courtyard. The two additional bedrooms are generously proportioned, featuring built-in robes and an abundance of natural light. Completing the picture is a well-designed, low-maintenance courtyard, providing a tranquil retreat, and an additional storage room for added convenience. Nearby Amenities: Kelmscott Senior High School (300m) Sparrow Early Learning (350m) Bryan Gell Reserve (450m) Kelmscott Train Station (950m) Spudshed Kelmscott (850m) Aldi (1km) Property Information: Land size: 252sqm Year Built: 2009 Current Tenancy: \$410 per week until 17/09/2023 Council Rates: \$2200 pa (approx) Water Rates: \$1099.65 pa (approx) Strata Levies: \$975 pq (approx) Call Saffron Marche on 0424 241 151 or Amanda Dury on 0417 985 190 to arrange a viewing. 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.