

**30 Third Avenue, Kelmscott, WA 6111**



**House For Sale**

Friday, 3 May 2024

30 Third Avenue, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Guy Scott

0894959999

**From \$485,000**

HUGE POTENTIAL. This 3 bedroom and 1 bathroom cottage style home is being sold as is and needs some renovations. Conveniently located minutes away from Stargate Shopping Centre, Kelmscott Senior High School and the train station is walking distance. This home is also close to various other shops/restaurants making it the perfect location. This property is spacious and has heaps of character and represents good value for money. If you are willing to renovate then make sure this home is on your must see list. Property features but not limited to -

- Built - 1946.
- Land - 911m<sup>2</sup> approx.
- 3 Bedroom & 1 Bathroom.
- Extensive parking for 6 vehicles.
- Zoned Residential - (R25/60)
- Formal lounge.
- Central kitchen with gas cooktop.
- Dining area.
- Instantaneous gas hot water system.
- Alfresco.
- Garden Shed.

The property is currently tenanted until 21/08/2024 at \$330/pw and the current Rental Appraisal for this property would be \$480-520/pw. DON'T DELAY.... Call Guy Scott today on 0407 004 493 to arrange a viewing or email - [guy.scott@oneilrealestate.com.au](mailto:guy.scott@oneilrealestate.com.au)

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