

31 Gunnamatta Place, Kelmscott, WA 6111



Sold House

Sunday, 22 October 2023

31 Gunnamatta Place, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 684 m2

Type: House



Andrew Hill Hill
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Contact agent

Welcome To 31 Gunnamatta Place Kelmscott. If you are just starting out on your real estate venture then look no further than this beauty. Ideal for first homebuyers or investors, as this property is situated in a no through road no busy traffic here. It is also walking distance to Kelmscott Secondary school and all public transport. WHO NEEDS A CAR! The home is a 3 bedroom 1 bathroom solid brick and tile home that sits on a large 684m² block, zoned R15/25. Which means plenty of room and a huge backyard for the young ones and the much loved pets to run amok. The house has also been fully painted internally with brand new carpets installed. The home consists of a separate formal entry that leads to the huge lounge / TV room with split system heating and cooling, new carpet, feature bay window that lets in so much light and there is also room for your fine dining table to entertain the night away. The second living area can also be a meals area It's your choice. There is direct access to the patio area from here This area is overlooked by the separate kitchen which boasts lots of preparation/ bench space, plenty of cupboards including over heads, electric cooking and oven and a large fridge recess. All the bedrooms have new carpets, they are located at the rear of the property. The master suite has triple built in robes and the two guest bedrooms are spacious. The bathroom is also located here with a bath and shower which is ideal for the little ones. The W/C is located off of the laundry which has a fitted linen cupboard and access to the side of the property. The backyard is huge and family friendly, there are two entertaining areas to sit unwind and enjoy a glass of vino. The front carport is blocked from the backyard for privacy and safety, but if side access is needed to drive through this can be opened up and there is plenty of room for a workshop. UNFORTUNATELY NO VIEWINGS OR OFFERS prior to the first home open. If you are an investor and you can not view at the home open please organise someone to view on your behalf, or send your property manager through. I look forward to presenting the property to you.