

312 Acton Avenue, Kewdale, WA 6105

House For Sale

Saturday, 20 April 2024

312 Acton Avenue, Kewdale, WA 6105

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 746 m2

Type: House



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Home Open Cancelled - Under Offer!

Home Open Cancelled - Under Offer! We are proudly presenting 312 Acton Ave to the market. Nestled on a serene street within a friendly neighbourhood, this solidly constructed 3-bedroom, 1.5-bathroom home exudes timeless charm while offering modern comforts. Convenience meets lifestyle as this residence boasts proximity to the bustling Belmont Forum and entertainment precinct. Additionally, leisurely strolls to the picturesque Tomato Lake enhance the appeal of this location. Inside, discover a thoughtfully renovated layout characterised by openness, efficiency, and effortless livability. The heart of the home is the contemporary open-plan living area seamlessly integrating the living room, kitchen, and dining space, ideal for both relaxation and entertaining. Each of the three bedrooms is generously proportioned, ensuring ample space for all. Practicality reigns with separate shower and bathroom facilities, while the laundry room provides abundant storage solutions. Outside, the side and rear patios offer versatile spaces for storage and year-round outdoor enjoyment. The property's superb location ensures easy access to main roads and nearby amenities, with Orrong Road and Leach Highway mere moments away. Situated just over 7km from Perth CBD and the airport, this residence presents an attractive proposition for first home buyers, investors, and boutique developers alike. Zoned R20/40 on a generous 746 sqm lot, the property offers abundant options for development, subject to council approval. Whether retained as a cherished family home or explored for its development potential, the possibilities are endless.

Key Features:

- 746 sqm lot (Zoned R20/40)
- Elegant street presentation
- 3 spacious bedrooms
- Modern open living floor plan
- Renovated throughout
- Split AC units in living room and 2 bedrooms
- Secure garden, ideal for kids and pets
- Furniture included

Ideal for First Home Buyers and investors

Approximate Distances:

- Tomato Lakes: 550m
- Belmont Forum: 800m
- Belmont Oasis Leisure Centre: 1.7km
- Belmont Sports & Recreation Club: 1.3km
- Swan River foreshore: 3km
- Victoria Park Cafe Strip: 3.5km
- Welshpool Industry Area: 4km
- Curtin University: 5.9km
- State Stadium: 6km
- Perth Airport: 7km
- Perth CBD: 7.8km

Council Rate (2022/2023): \$1,394.55/year
Water Rate: \$1,040.1/year

Don't miss this opportunity - Contact our friendly Listing Toolbox Agent today or send an online enquiry, we will get back to you as soon as possible. Secure the lifestyle that awaits you at this remarkable address now! Please note: this property for sale is being offered in its current condition, "as is." However, the owner is willing to include Australian Standard Pre-purchase Major Structural Defects Inspection and Timber Pest Inspection clauses as standard terms in the contract.