

**320A Knutsford Avenue, Kewdale, WA 6105**

**Duplex/Semi-detached For Sale**

Thursday, 13 June 2024



320A Knutsford Avenue, Kewdale, WA 6105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: Duplex/Semi-detached**



David Quadros  
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## Buyers Over \$549K

Nestled in tree-lined cul-de-sac street strolling distance to Willow Lake Park, Tomato Lake, and within 1.32kms to the Belmont Forum You will discover this much loved 3 bedroom 1 bathroom duplex home. Just freshly professionally painted, with smart and quality renovations to the bathroom and kitchen done in 2016 you will be suitably impressed. With one near-new air conditioner, ceiling fans in some of the rooms you will find the home has a lovely feel throughout. Generous-sized bedrooms are also a plus with the master bedroom. With no strata fees and only one neighbour you will also enjoy having 2 driveways with plenty of parking for many vehicles or also a large back yard and front garden. If you have children or small pets. Features included but limited to:

- Double Brick and tile 3 bedroom 1 bathroom Duplex built in 1975
- No strata fees
- Professionally painted
- Some new window treatments, also good security screens and a new front security door
- 2 driveways and ample parking for at least 4 vehicles
- Generous sized living area with ceiling fan, Jarra skirting boards, and good carpet
- Renovated Kitchen with ample overhead cupboards and bench space, upright cooker
- Dining area/ kitchen area featuring contemporary vinyl flooring, near new air conditioner and decent space
- 3 good size bedrooms, master with a ceiling fan
- Renovated spotlessly clean bathroom with shower over bath and vanity
- Separate laundry and toilet
- Outdoor patio area leading to spacious back yard for kids or pet
- Fully fenced backyard with outdoor shed
- Solar Hart hot water system
- Total Shared Land area with neighbouring duplex is 960m block

Water rates: \$1,017.92 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$1452.19 p/a (approx.)  
Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.