

351 Acton Avenue, Kewdale, WA 6105



House For Sale

Monday, 22 April 2024

351 Acton Avenue, Kewdale, WA 6105

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



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From \$739,000

Welcome to this impressive four-bedroom, two-bathroom home situated within walking distance to parks, shops and schools. With approximately 442 square meters overall, and around 182 square meters built size, there is plenty of space to enjoy here - including a study, activity area/secondary living area, generous bedrooms with robes, and a storage shed. With quality internal features and a modern outlook, this home has a lot to love on the inside - not to mention the 20 solar panels, and amazing outdoor areas including a wooden deck entertaining area, built-in kitchen, undercover patio with high ceilings, and lawn area. There is so much to love about this property, whether you are looking to upgrade your home or buy your first home - make sure you don't miss out!

Property Highlights:- Four-bedroom, two-bathroom home- Approx. 442 square meters land size- Approx. 182 square meters built size- Brick and tile build- Double garage- Ducted reverse cycle air conditioning- Separate study (or fifth bedroom!)- Formal dining/activity room- Large living and dining area- Undercover patio area with decking- Built-in kitchen area to patio- Roller shutters all around- Solar hot water system- 20 solar panels on roof- Security system with motion sensor- Plantation shutters- Built in robes to bedrooms- Side gate access for backyard

Investor Summary:- This home is currently owner-occupied and will be ready for immediate occupation or leasing- Market rent for 351 Acton Avenue is approximately \$750 per week- Based on a purchase price of \$740,000 and market rent, the estimated rental yield for this property is 5.28%- HouseSmart Real Estate is highly active in Kewdale and the surrounding areas - with an office in nearby Belmont! - and can provide high-quality property management services from settlement and beyond.

Built in 1999, in a corner position Acton Avenue, this home holds a sophisticated stance with a securely fenced front yard, double garage, and front alfresco entry area. There are green lawns to the front brightening up the home, and there are established gardens and trees which provide a nice outlook to the exterior of the home. Coming inside, there is plenty of space to enjoy throughout the home, with the study to the very front including built-in cabinetry and desks; and a separate activity area near the living room, which could be utilised as a theatre room or playspace. The bedrooms in the home are all quite a good size. They have built in robes for your storage needs. The main bedroom, being the largest, has a split-system air conditioner, and wooden floorboards providing an elegant look. It also has it's own private ensuite, and walk in robe. The living area is sizeable, with plantation shutters and roller shutters that allow natural light to come in, decorative lights which brighten the room, and a sliding door allowing access to the rear of the home. Throughout the home, there is ducted reverse cycle air conditioning providing a nice breeze. The kitchen is a very good size with a bench overlooking the dining area, built-in pantry, fridge and microwave space, shelving, dishwasher space, and plenty of cabinetry for all your storage. This kitchen has everything you need - for cooking your favourite meals to making a dinner for friends and family, there is room for it all! The best part of the kitchen is the outdoor section - a separate area which has a built-in oven and hotplates, splashback, and overhead rangehood - perfect for entertaining friends and family! There is room here also to put down a fridge or outdoor bar area, with powerpoints here to plug in to. The patio here also includes a skylight, decorative lights, and a pull-down screen to block out weather. Relax here under the patio for the incoming winter, and look forward to those summers cooking in the evening with your friends and family, or your first Christmas in your new home... what more could you ask for?

To the rest of the backyard, you can enjoy the large lawn area, two garden sheds, paving area, and gate for driving through a car or trailer. Everything really has been thought of! This property is situated only a couple hundred meters from Tomato Lake - one of the largest reserves in the City of Belmont, and certainly one of the most picturesque - with a lake, walking paths, playground, outdoor gym equipment, and Tomato Lake Café. Come down for a walk on a weekend morning, or an evening stroll in the sunset and take in the beauty of what could be your new lifestyle! Other parks within a 1KM radius include Willow Lake park, Peachey Park, Cottage Park, Silcox Park, Belmont Sports Club & Recreation Centre, Redgum Park, and more! As for shops, the large Belmont Forum Shopping Centre - which features a cinema, Woolworths, Coles, Kmart, Big W, ALDI, and plenty of cafe's, restaurants and specialty stores - is only 1.9km or around 15 mins walk. 351 Acton is also walking distance to schools, with Kewdale Primary School around 1km or 15 mins walk, Australian Islamic College the other direction at around 1.3km/16 mins walk, and Carlisle Primary School at around 1.9km/25 mins walk. There is so much to love about this location, but the property itself is what you will fall in love with... the living spaces to the inside, the bedrooms with room for your family to expand or friends to stay the night, the backyard which poses great entertaining opportunities.... Don't want to miss now? Act now on 351 Acton - and make this beautiful home yours today!