

**35A Kylie Street, Wembley Downs, WA 6019**



**Sold House**

Tuesday, 5 September 2023

35A Kylie Street, Wembley Downs, WA 6019

**Bedrooms: 3**

**Bathrooms: 1**

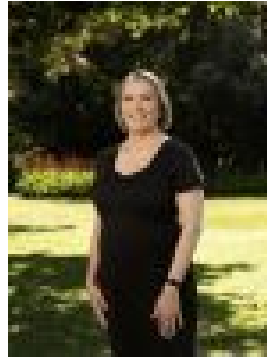
**Parkings: 2**

**Area: 436 m2**

**Type: House**



Peter Kasten  
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Bernadette Kasten  
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**\$1,000,000**

UNDER OFFER HOME OPEN CANCELLED This single level well-appointed and fully renovated 3-bedroom 1-bathroom 2-toilets 3-living area home is perfectly suited for families, downsizers, couples, or investors. With established low maintenance gardens and situated in a quiet suburban street among quality homes, this very private home has much appeal. For those seeking entry to the lifestyle options in this highly sought-after coastal suburb, this property ticks all the boxes. Close to local shopping centres, Wembley Downs Tennis Club, and beautiful local parklands, including Empire Reserve, enjoy the sense of community and activities available just a few short steps from your front door. For those with younger children you have a choice of schooling options including Kapinara, Woodlands and Churchlands Primary Schools plus Holy Spirit Primary School and for older students, Churchlands SHS, Newman and Hale School. Currently being tenanted on a fixed term lease until 27 October 2023 at \$725 per week. Features include: -Fully renovated and refurbished - Only one house away from parklands - Functional layout with good separation and multiple living areas - The open plan kitchen and family room open to the rear alfresco entertaining area for a wonderful indoor/outdoor feel. The kitchen features a large stone bench top, plenty of storage and quality appliances including integrated dishwasher - The undercover outdoor entertaining area is screened with established plants allowing you to entertain in style and privacy - The bathroom is stunning in neutral modern tones with floating vanity and feature sink - Two toilets - one completely separate from the bathroom - Land size: 436sqm excluding driveway - Quality fixtures and fittings throughout - Reverse cycle ducted air-conditioning - Ample internal storage options - Double carport under the main roof - Fully reticulated and landscaped low maintenance gardens Don't miss your chance to secure this great home in a fantastic location. For more information call Peter Kasten on 0423 636 443. **DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.