

40 Rosina Street, Kewdale, WA 6105

House For Sale

Friday, 3 May 2024



40 Rosina Street, Kewdale, WA 6105

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Alex Stelbovics
0422243103

Over \$439,000

A diamond in the rough ready for your personal touch. This property offers an opportunity for the savvy buyer looking for a full renovation or redevelopment project in a prime location on 320sqm of land. While the property will be sold "as is" it presents a blank canvas for your vision to either demolish and build your dream home, or renovate upon carrying out the works summarised below and obtaining any necessary approvals. The seller can provide further details of the required works upon request. Imagine the satisfaction of transforming this property into your dream living space, custom-tailored to your unique taste and style. With 3 bedrooms, 2 bathrooms, and a 2-car carport, this house, built in 2000, provides ample space for comfortable living. The two living areas and outdoor alfresco area offer endless possibilities for creating the perfect ambiance for entertaining or relaxing with family and friends. Convenience is key in this central location. With the AIC just across the road and Tomato Lake a mere 2-minute walk away, you'll have easy access to nature and a range of recreational activities. The bus stop on Orrong Road and Belmont Forum shopping center are within walking distance, providing you with an array of amenities right at your doorstep. Additionally, major attractions such as Crown Casino, Perth Stadium, and the Perth CBD are just a short drive away. Don't miss this opportunity to create the perfect home in one of Perth's most sought-after areas. With its prime location, spacious layout, and unlimited potential, 40 Rosina Street invites you to step into a world of possibility. Act now and turn your renovation dreams into a reality. Seize the moment and embrace the potential that awaits you in this remarkable renovation or development opportunity! Works required include: > Full rubbish clean-up inside and out > Decontamination of property required; existing report provided. > Removal of all existing electrical wiring, new meterbox and full re-wire and electrical safety certificate (RCDs and smoke alarms) within 6 months of purchase > Kitchen to be installed per council requirement within 60 days of settlement > Gutter clean > Installation of ceilings throughout house > Removal of false internal walls > Lights and light fittings throughout > New floor coverings throughout > Window treatments throughout > 2 x new bathrooms