

41 & 41A Gilwell Avenue, Kelmscott, WA 6111

Sold Duplex/Semi-detached

Sunday, 10 September 2023



41 & 41A Gilwell Avenue, Kelmscott, WA 6111

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1604 m2

Type:

Duplex/Semi-detached

Contact agent

Calling all investors. The perfect property for great rent returns and super location too. This duplex pair consists of one 3 bedroom, 1 bathroom home with a dedicated carport and one 2 bedroom, 1 bathroom home, also with dedicated carport. Each side is totally separate and only joined by the carport. Both are set on a huge single green titled 1604 sqm block. It is important to note that this is not sub-divisible because deep sewer is not available, so it is being sold as one property and is on one title.

Home One (41) This is a really roomy 3 bedroom one bathroom floor plan. The kitchen is pretty original but well presented. A good sized eating area and generous lounge with air conditioner too. Plenty of room in the garden and includes a small shed. This also has a dedicated carport which separates the two dwellings.

Home Two (41A) This is also very roomy and is 2 bedrooms and 1 bathroom. It has an updated kitchen and bathroom. plus a good sized lounge / dining. Nice and light with modern decor. This also has a dedicated good size garden also with a small shed and has its own carport too.

The land The whole of the land is 1604 sqm's but as the 2 homes are set to one side, there is a generous sized piece of land available that is vacant alongside the homes (approximately 520sqm). This property is totally unique and situated within a stone's throw of the canning river, and easy stroll to main shopping and a very easy stroll to Frye Park. Don't accept poor returns from the bank. Secure some good old fashioned Real Estate. Currently returning \$620 per week. (an impending rent increase will take it to \$670 per week)

Note..... Both of these homes are currently under lease. The market is hot so get in quick to secure your future.