

# 41 Vistula Tce, Kelmscott, WA 6111

## House For Sale

Wednesday, 17 April 2024



41 Vistula Tce, Kelmscott, WA 6111

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 809 m2**

**Type: House**



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## NEGOTIATIONS IN PROGRESS

The Mathews Team is thrilled to introduce 41 Vistula Terrace, Kelmscott, a gem hitting the market for the first time since 1990. This home, originally crafted in 1974, exudes timeless charm, boasting timber beams gracing the ceilings and embracing the classic 70s aesthetic. Nicely preserved over the years, it retains its original allure, offering the discerning buyer an opportunity to tastefully update and modernize to their preference. Should you wish to subdivide the zoning here is residential R15/25 and being a sprawling 809sqm block, clearly the property presents endless possibilities.

**INSIDE** Stepping through the front entrance, to the right awaits a spacious formal lounge, bathed in natural light streaming through a sizable window. Adjacent lies the well-appointed kitchen, featuring ample storage, updated benchtops, and overhead cabinetry. Transitioning from the kitchen leads to the heart of this 70s abode – the formal dining and main living area. Characterized by a captivating cool blue feature wall, this space promises warmth and personality. The main living area offers generous dimensions, poised to be transformed into an inviting haven for gathering with loved ones. The master bedroom, situated at the rear, impresses with its size and walk-in wardrobe, while the secondary bedroom offers comfortable accommodation. The centrally located main bathroom and adjoining laundry, complete with additional storage and access to the external courtyard, ensure both convenience and functionality.

**OUTSIDE** Venturing outdoors reveals a canvas awaiting transformation. While some attention is needed, the potential for something truly remarkable is palpable. Lush greenery envelops the exterior, imparting a sense of privacy. A double garage provides secure parking, enhancing peace of mind. Towards the rear lies a disused pool, ripe for revival, alongside an aging deck area awaiting rejuvenation. The sprawling backyard, adorned with overgrown grass and established greenery, beckons for a loving touch. An old garden shed offers additional storage, enriching the property's utility. With vision and renovations, this property holds the promise of becoming a sanctuary of serenity and style.

**LOCATION** Ideally situated in the picturesque Clifton Hills enclave of Kelmscott, this residence epitomizes tranquillity. Surrounded by predominantly owner-occupied dwellings, it offers a serene retreat. Nearby amenities include the Kelmscott shopping precinct, Dome Café Kelmscott, That Plant Café Kelmscott, Frye Park pavilion, and a lush oval with cricket nets, ensuring convenience and leisure options abound. The property's proximity to the Perth CBD, approximately 28kms away or a 35-minute drive, further enhances its appeal.

**IS THERE A FLOOR PLAN & VIDEO WALK THROUGH?** - Yes there is a professional brand new, current floor plan on the images of the add. - Yes there is a video walk through that was done on an IPHONE the same day photos were taken, you can request this from our team if you wish to view.

**CONTRACT NOTES** The pool was emptied in recent years and has not been used since. The sellers believe that with servicing and some maintenance works completed it could be relatively easily revamped. However as they are not aware of the extent of the works required, the pool will be noted on the contract to be AS IS WHERE IS condition at settlement.

**WHAT TO DO NEXT** The Mathews Team cordially invites you to explore this captivating property during the advertised home open this Saturday, from 10:50am to 11:20am. For those interested in making an offer, please don't hesitate to request the offer form via enquiry. Let us guide you towards your next chapter.

Property Code: 4356