

# 47 Schruth Street North, Kelmscott, WA 6111

 buymyplace

## Sold House

Monday, 27 November 2023

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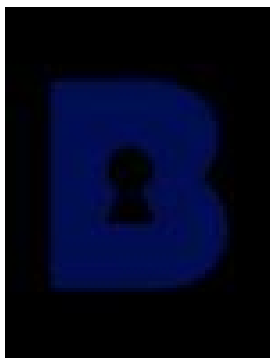
Bedrooms: 1

Bathrooms: 4

Parkings: 16

Area: 931 m<sup>2</sup>

Type: House



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1300289697

## Contact agent

Phone Enquiry ID: 225050NEW TO MARKET THIS RARE INVESTMENT PROPERTY - FOUR (4) SURVEY STRATA 3 BEDROOM VILLAS FULLY TENANTED WITH RELIABLE INCOME ON 931SWM ZONED R25/60 UNDER CITY OF ARMADALE TPS4 ZONING.This property is walking distance from Challis Train Station, Armadale Hospital and the Kelmscott Town Centre shopping and amenities precinct. Easy access to Albany Highway, Brookton Highway and Armadale City Centre. Growth area and some of the most affordable housing in Perth. The villas are built with durable, low maintenance brick and tile construction for low maintenance upkeep with paved outdoor areas new colorbond fences. The common driveway has two stormwater systems ensuring all rainfall is drained to the water corp. Every unit houses 3 carpeted bedrooms with robes (including a master bedroom) with separate tiled bathroom, laundry, kitchen, living and dining areas with plenty of natural light and sliding door access to fully paved and covered private alfresco areas for each of the villas. Commercial-grade reverse cycle air conditioners provided for each villa, and gas instant hot water, oven and stove top. The kitchens are well designed to integrated with the living and signing spaces. Reticulated front yard with plenty of additional parking space. All villas also have fully enclosed garages with remote control automated sectional doors enabling tenants to utilise additional weatherproof storage plus secure undercover parking.The villas are fully occupied with excellent tenants and currently managed and routinely inspected by a local agency overseeing all maintenance. With a reliable source of income and growth potential in the foothills of Perth this is a rare opportunity to purchase 4 individually titled properties with flexible income opportunities for short stay and residential tenancy in an area likely to experience further infill development with the zoning changes.All villas are to be sold in a single tranche with current fixed and periodic leases in place. Floor layouts and drawings available upon request.