

# 48 Clenham Way, Kelmscott, WA 6111

## Sold House

Friday, 3 November 2023

48 Clenham Way, Kelmscott, WA 6111

Bedrooms: 2

Bathrooms: 1

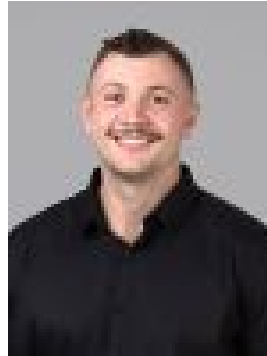
Parkings: 5

Area: 711 m<sup>2</sup>

Type: House



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**\$480,000**

**\*\*\*UNDER OFFER BY THE MATHEWS TEAM - 0488 997 018\*\*\*\*\***For all enquiries please contact Ben Pratt 0419 290 707 from The Mathews Team.**\*\*\***Introducing an incredible opportunity at 48 Clenham Way, Kelmscott! Yes its lacking some recent maintenance - and could use some up to date TLC, however for the discerning buyer this solid brick and tile opportunity is evident and the value is tremendous. The property sits on a massive 711sqm block, featuring a charming 2-bedroom, 1-bathroom home built in 1973. Some features include beautiful solid timber flooring, a spacious kitchen with an open-plan living concept, and ample yard space enclosed by a secure fence. The highlight is the massive 3-phase powered workshop, perfect for any hobbyist or tradesperson which is a major value addition. I know, you're thinking "that's a big block, does it have subdivision potential?" It sure has! It's zoned Residential R15/25 which means you do have some options here. Come see me and I'll talk you through the details. This property is not just a home ready to move in, it could also make an amazing investment in this highly sought-after and family friendly location.**INSIDE**Step inside this welcoming home, and you'll be greeted by the warmth of stunning timber flooring that flows throughout, accompanied by an abundance of natural light that fills every corner, creating an inviting and airy atmosphere. The spacious entertaining area is perfect for gatherings, seamlessly connecting to the generously sized kitchen, which overlooks the entertaining space, enhancing the open-plan feel of the home. Both bedrooms are thoughtfully designed and spacious, with the main bedroom offering convenient built-in robes. The main bathroom is equally spacious and is well presented, ensuring your comfort and convenience. This home combines stylish design and practical living, making it a haven for any investor or homeowner.**OUTSIDE**This property truly shines on its expansive 711sqm block. The standout feature is the giant 3-phase powered workshop, an absolute dream for tradespersons or motor enthusiasts, offering ample space for all your creative projects. Adding to its appeal, the front of the home is enveloped by a secure and aesthetically pleasing gated fence, providing both security and curb appeal. The generous gabled patio zone is a fantastic addition, creating the perfect setting for hosting guests or unwinding in the evenings, making outdoor living an absolute delight. This property seamlessly blends practicality and comfort, making it an outdoor oasis for all your needs and desires.**INVESTOR DETAILS**This property will be very popular with owner occupiers however if you are an investor looking to put in a tenant and reap solid returns then the rental appraisal is \$500 - \$525 per week.**CONTRACT NOTE**The split system air conditioner in the secondary bedroom is not currently in working order. This will be noted on the contract as not in working order.**WHERE IS IT LOCATED?**This home is situated in a convenient part of Kelmscott, with the Kindaimanna Community Kindergarten, Grovelands Primary School, Kuhl Park, and the Champion Lakes Shopping Centre all within walking distance. Additionally, the beautiful Champion Lakes is just 1.6 kilometers away, providing a serene natural escape nearby.**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.