

# 5 Fifth Avenue, Kensington, WA 6151

## House For Sale

Friday, 19 January 2024

5 Fifth Avenue, Kensington, WA 6151

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 770 m2

Type: House



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## EXPRESSION OF INTEREST

Set on a 770m<sup>2</sup> block of prime real estate, just metres from Kensington Primary School and surrounding parks and green areas and minutes from the river, CBD, shops and only 20 minutes from Perth Airport, this 1948 extended character home plus 2-bedroom granny flat offers an outstanding opportunity for a family or property investor. This unique estate provides options for extended families and additional income opportunities, with two units enjoying privacy and quality living and convenience. The FAB (Features, Advantages & Benefits) of this property are:

**FEATURES:**THE MAIN RESIDENCE- Multiple living areas: Lounge/TV room at the front and large open family room at the back overlooking low maintenance garden.- Large parental bedroom with built-in-robos- Queen size bedroom and sleepout used as third bedroom but could also be an ideal home work station.- Central and practical kitchen featuring freestanding stainless-steel cooktop/oven, abundant bench tops & storage- 2 bathrooms. One with bath while the second one is also the laundry and features a bidet, toilet and ample storage- Reverse cycle air-conditioning split system- Character features: Jarrah flooring, quality tiles and high ceilings

**NEAR NEW VILLA-** Open living / dining / kitchen- 2 similar queen size bedrooms- Elegant bathroom with glass framed shower- Laundry- Quality range of tiles and building materials- Reverse cycle air-conditioning split systems- Low maintenance and easy care private outdoor living

**And also:-** Bring your boat and caravan. Excellent parking facilities: single garage with double driveway s, room to park 4 cars+- Reverse cycle air-conditioning split system- Sizeable garden shed-...

**ADVANTAGES:-** You could decide to renovate and extend the original home, making the most of the large plot. Or perhaps you'll decide to go all out and build your dream home either now or at some point in the future. And you could do it while living in the rear villa. How good!- Perfect quiet Location- Large block

**BENEFITS:-** Highly versatile real estate prospect with two dwellings on one title- Enjoy the proximity to the river, the easy access to the freeway, city, airport, stadium, shops and cafes, public transport...- Lifestyle Option Galore: Live in, have your teenage children in the granny flat or even your parents. You could also live in the front home and rent the villa (or vis versa) or even rent the 2 dwellings separately. The choice is yours.- Suburb experiencing exceptional growth. Gaining a strong reputation as a quality family suburb.- Ideal for investors wanting to maximise their return

This property is perfect for anyone looking to secure their own slice of paradise in tightly-held Kensington. Kensington is as charming today as it's ever been. And with all the amenities on your doorstep, it's easy to see why. Call Fab today on 0405 386 396 for more information!

**KENSINGTON is Fab, come and see why!**

**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.