

53 Merilee Tce, Kelmscott, WA 6111



Sold House

Wednesday, 21 February 2024

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Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 779 m2

Type: House



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\$580,000

UNDER OFFER BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018 Discover the charm of 53 Merilee Terrace, Kelmscott, as it makes its debut on the market for the first time since its original construction in 1972. Meticulously cared for by a single owner throughout its entire tenure, this residence boasts well-preserved features. While maintaining its original character, the home possesses solid foundations, awaiting its next chapter with a new owner. This inviting abode encompasses four spacious bedrooms, a well-appointed bathroom, all situated on a generous 779sqm block within Kelmscott's best location - The Clifton Hills! Relax and enjoy the horizon of lights looking toward the city each evening and let's delve into the distinctive features this property has to offer below. **INSIDE** Upon crossing the porch and stepping through the front door to your left, the formal lounge and dining area, adorned with double glass doors, create an open-plan ambiance. Enjoy year-round comfort with the split-system air conditioner positioned in this area. Through a sliding door, you enter the well-maintained kitchen, featuring ample bench and storage space, including overhead cabinetry. The originality of the kitchen adds character to the home. All four bedrooms and the bathroom are strategically positioned on the right side of the house. The master bedroom showcases a generously sized built-in robe with a sliding mirror door, providing a stylish touch. The additional three bedrooms offer comfortable living spaces. The main bathroom is neat and tidy, and the laundry is conveniently located at the rear of the house. This property showcases incredible potential and if renovated you could add immediate value to the residence which being positioned in The Clifton Hills makes it perfect for a new owner to put their touch on - without the fear of over capitalising. **OUTSIDE** The front of the property with excellent views was selected by the previous owners in 1972, to build on, for the view alone. They valued it more and more as they watched the city grow. Not only do you have lovely views but also its well landscaped, featuring grass, garden beds, and ample parking space out front, including a single carport with drive-through access to the rear shed. The rear of the property unveils a paved courtyard, surrounded by established greenery, a practical shed for tools or storage, and a charming greenhouse. The overall ambiance exudes tranquility and peacefulness, creating an ideal outdoor retreat. The total block size is a generous 779sqm. **WHERE IS LOCATED?** Nestled in one of Kelmscott's premier locations, this home offers proximity to quality schools, local restaurants, gyms, public transport, and parks. It doesn't get any better than The Clifton Hills! **WHAT'S TO NEXT** The Mathews Team extends a warm invitation for you to explore this enchanting home during the advertised open house this Saturday. Immerse yourself in the excellent potential of 53 Merilee Terrace, Kelmscott. Property Code: 4302