

**55/191 Railway Avenue, Kelmscott, WA 6111**

**Villa For Sale**

Wednesday, 29 May 2024

**EQREALTY**  
*-excellence with heart*

55/191 Railway Avenue, Kelmscott, WA 6111

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 216 m2**

**Type: Villa**



Erit David

0411888336

## Register your interest and Let's talk

This delightfully light and bright, quiet and secured two bedroom villa offers super spacious open plan living and is ready for you to move in !! First home open on Saturday 1st June at 10am with limited home opens thereafter. Offers presented as received. Don't delay, make this yours today! Enjoy your own secluded low maintenance sanctuary with private courtyard plus two bedrooms both en-suite and a double garage...you will just love coming home! Built in 2010 on 216sqm block by Niche Living with 142sqm under roof you will live in and love for yourself or an outstanding property for quality tenants. Some of the extras you will love.....1. Near new split system air conditioning system in lounge 2. Private and secured alfresco area 3. Loads of storage 4. Remote-controlled garage with shoppers' entrance 5. Super low strata levies include building insurance at \$236 per quarter With the new \$430k no stamp duty threshold you are in the pound seat! 650m to Tollington Park 1.6 kms to Challis train station 1.7 km to John Dunn Challenge Park 2.1 kms to shops 3.1 kms to Grovelands Primary Local bus stop close by 21 km to Perth domestic airport 35 minutes to Crown Casino 37 minutes to Perth CBD Built: 2010 Block size: 216 sqm Shire: Armadale Council Rates: Approx \$1050 per annum Water Rates: \$1082.37 approx. per annum