

**61 Tollington Park Road, Kelmscott, WA 6111**



**House For Sale**

Monday, 18 March 2024

61 Tollington Park Road, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 309 m2**

**Type: House**



Ash Swarts  
0894959999



Ashton Dekker  
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**From \$449,000**

Low maintenance, easy care, comfortable home is move-in-ready with its updated kitchen, two living areas, and private courtyard. **INSIDE:** Beautifully maintained, this three bedroom, one bathroom home is perfect for a first homeowner, downsizer or as an easy care investment property. A second living area at the front of the house is large and well suited for a lounge or theatre with a vantage to the street. The main living area is behind and is a unique open room, with space for dining and living under a high raked timber ceiling. A fireplace is ready for that cosy winter warmth. Ceiling fans in both living areas provide circulation. The updated kitchen is to the side of the main living, with built-in pantry, overheads, stainless steel oven, stove, sink and dishwasher, and an excellent view to the outdoor area. The laundry is accessed through the kitchen. The master bedroom is big and has a long built-in mirrored robe and a ceiling fan. The secondary bedrooms are well sized, with built-in shelving and one has a ceiling fan. Bathroom is well styled, with some updated fixtures. **OUTSIDE:** Sliding glass doors open out to the outdoor area which is fully fenced and paved for easy low maintenance. A garden shed provides extra storage. Out the front, a big double carport and extra paving is great for parking vehicles and an extra vehicle or trailer. A garden area to the side is a welcome vantage from the bedrooms. **INVESTORS:** The property is currently owner occupied and will be vacant at settlement. Current Market Rent for this property would be \$540-580/pw. **LOCATION:** Enjoy this quiet Kelmscott pocket, the location is conveniently close to the Kelmscott CBD offering a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Close access to public transport and schools. **HOW TO VIEW:** Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have! **PROPERTY PARTICULARS:** • Build Year: 1985 • Block Size: 309sqm • Water Rates: \$1,018/pa • Council Rates: \$1,972/pa • Rental Appraisal: \$540-580/pw (all amounts are approximated)