

9/256 St Kilda Road, Kewdale, WA 6105



Villa For Sale

Friday, 3 May 2024

9/256 St Kilda Road, Kewdale, WA 6105

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



Brendan Smith
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Sharon Smith
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Grand Opening Weekend- All Offers Presented!

This splendid and light-filled 213sqm, 3 bedroom 1 bathroom villa is as neat and tidy as they come, occupying a superb location whilst lending itself to first-home buyers, down-sizers and tenants of astute investors alike, with even city or FIFO workers destined to find the home very appealing to their personal needs. Inside, a large and welcoming living room leads directly into the open-plan dining and kitchen area, with the latter playing host to split-system air-conditioning, ample storage space, double sinks, tiled splashbacks, a range hood, a gas cooktop, an under-bench oven and plenty of natural light filtering in. The larger master and adjacent third bedroom have built-in wardrobes, whilst a stylish and modern bathroom is made up of a corner shower and a powder vanity with under-bench storage. Outdoors, an intimate patio-entertaining area off the dining space leaves more than enough room for a table and chairs, with a second covered patio off the laundry comprising of an under-cover clothesline, amidst lawned gardens to either side. Stroll to lush green parks, public transport and even the outstanding Belmont Forum Shopping Centre from here, with cafes, restaurants, the river, the city, Perth Airport, our world-class Optus Stadium and even Burswood's famous Crown Towers and casino complex all only a matter of minutes away in their own right. This, ladies and gentlemen, is what convenient low-maintenance living is all about! Features include, but are not limited to:- Solid brick-and-tile construction- Renovated interiors- Carpeted front living - Ceiling fan and gas bayonet- Easy-care timber-look flooring- Built-in robes- Separate toilet, off the laundry- Linen press- Solar-power panels- Split-system air-conditioning in the kitchen- Bedroom ceiling fans- Skirting boards- Security doors, screens and roller shutters- Gas hot-water system- Rear garden shed- Neat and tidy green front-yard lawn- Single lock-up garage with a roller door and storeroom- Side-access gate- Close proximity to both the airport and CBDPoints of Interest (all distance approximate):- 450m to Wicca Reserve- 850m to Belmont Forum Shopping Centre- 900m to the Carlisle Primary School- 1.8km to Belmont City College- 2.6km to Carlisle Train Station- 4.9km to Crown Towers- 5.1km to Optus Stadium- 8.1km to Perth CBD Rates & Dimensions:- Council Rates - \$1,569.27 p.a.- Water Rates - \$1,138.80 p.a.- Strata Admin - \$525.00 p/qtr- Strata Reserve - \$25.00 p/qtr- Residence Area - 95sqm - Total Area - 213sqm