

# 9 Mountain View, Kelmscott, WA 6111

## Sold House

Wednesday, 23 August 2023



9 Mountain View, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 852 m2**

**Type: House**

**\$450,000**

ATTENTION: MUST CALL FOR PRIVATE VIEWINGS FROM MONDAY - FRIDAY BY APPOINTMENT ONLY BETWEEN 9 AM - 7 PM - WEEKEND PRIVATE VIEWINGS AVAILABLE WITH NOTICE - (Otherwise as per scheduled 30-60-minute home open times) LOCATION! LOCATION! LOCATION!! IN A QUIET STREET BUT STILL SLOW CLOSE TO A LOCAL SHOPPING CENTRE AND RAILWAY STATION. THIS 3 X 1 FAMILY HOME SITUATED ON 852M2 BLOCK ZONED R15/40 - SUBDIVISION POTENTIAL (SUBJECT TO SHIRE APPROVAL) BUYER TO CARRY OUT THEIR OWN DUE DILLIGENCE THIS SOLID, WELL MAINTAINED FAMILY HOME FEATURES:- A SPACIOUS ENTRY HALL WITH BIG BUILT-IN COAT CUPBOARD LEADS INTO THE L-SHAPED LOUNGE/DINING ROOM.- THE KITCHEN (REFURBISHED IN 1998) HAS AMPLE CUPBOARDS, A PANTRY, AN UPRIGHT - GAS STOVE, SMALL BREAKFAST BAR AND A 2ND CASUAL MEALS AREA.- 3 GOOD SIZED BEDROOMS (2 WITH 4-DOOR BUILT-IN ROBES AND TIMBER FLOORING) - MAIN BATHROOM WITH BATHTUB, SHOWER RECESS AND VANITY COMPRISE THE BEDROOM WING. - THE MAIN BEDROOM HAS AN IN-WALL REVERSE CYCLE AIR CONDITIONER AND CEILING FAN. EXTRAS INCLUDE: DUCTED EVAPORATIVE AIR CONDITIONING FULL LENGTH REAR BRICKPAVED PATIO 12 SOLAR PANELS - RECENTLY INSTALLED SECURE PARKING FOR 3 VEHICLES, WITH A DRIVE-THROUGH LOCKUP CARPORT LEADING INTO A LARGE POWERED LOCKUP DOUBLE GARAGE/WORKSHOP. THE HOT WATER SYSTEM IS SOLAR, WITH AN ELECTRIC BOOSTER. THIS SUBSTANTIAL PROPERTY DEMANDS SERIOUS CONSIDERATION FROM THE ASTUTE FAMILY, FIRST HOME BUYER OR INVESTOR. FOR ANY FURTHER QUERIES FEEL FREE TO CALL DAVID EDMONDS ON 0410 411 246