

# 1/11 Turner Place, Kelmscott, WA 6111

## House For Sale

Wednesday, 19 June 2024

1/11 Turner Place, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 248 m2

Type: House



Aman Singh  
0430883582



Jason Lee  
0450067070

## Offers from \$485k

Ready to make an offer? Follow the link to submit an offer -

<https://www.thebestrealty.com.au/offer-submission-form/>Alternatively, SCAN the QR Code in one of the photos to also submit your offer! \*\*Note - The property is currently Leased on Fixed-Term until 18/01/2025 at \$430 per week\*\* Jason Lee & Aman Singh from The Best Realty Group present 1/11 Turner Place, Kelmscott to the market, welcome home! Located in the sought-after foothills enclave of Kelmscott, just a short stroll to the Canning River and an easy walk to the Stargate Shopping Centre, coffee shop, Dan Murphy's, Fancote Park and public transport. Everything you need is on your doorstep, with everything so close this property is ideal for downsizers, investors and first homebuyers, as it ticks a lot of boxes buyers are looking for when purchasing a property. Just a short distance to the Kelmscott train station, Armadale Hospital Kelmscott Plaza, Kelmscott High School & Armadale Shopping precinct. The floor plan of this property is well-thought-out delivering a neat home allowing plenty of space for everyone. The kitchen has an abundance of cupboards including overheads, tons of preparation bench space and a designated dishwasher recess. Other Features:- Built-in 2010- 3 bedrooms, 2 Bathrooms & 2 Car Garage- Street Facing Unit for easy access- Master Bedroom with En-suite- Timber-look flooring in the living area- Carpets to all bedrooms- High ceilings in the living areas- Double lock up garage- Separate Storage area for extra space\* Land Size - 248 sqm\* Strata Fees - \$360 per quarter (approx) \* Water Rates - \$1,082 (approx) per annum\* Council Rates - \$2,121 approx per year\*\*Rental Appraisal - \$540-\$560 per week\*\*Get in touch with Jason Lee at 0450 067 070 & Aman Singh at 0430 883 582 to schedule an inspection. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.