

# 1 Oakfield Place, Kelmscott, WA 6111



## House For Sale

Saturday, 29 June 2024

1 Oakfield Place, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 689 m2**

**Type: House**



Ashleigh Watkins  
0894959999

**From \$529,000**

Welcome to 1 Oakfield Place, Kelmscott-a charming and well-maintained 3-bedroom, 1-bathroom home situated on a generous 689sqm parcel of land. This property offers a blend of comfortable living and investment potential, making it a versatile choice for homeowners and investors alike. Key Features: \*3 Comfortable Bedrooms: Each bedroom is designed for relaxation and comfort, providing ample space for all. \*A Well-Appointed Bathroom: The bathroom is functional and practical. \*Multiple Living Areas: Enjoy the flexibility of multiple living spaces, perfect for family gatherings, entertaining guests, or simply unwinding after a long day. \*Drive-Through Access to Rear Shed: The convenient drive-through access to the rear shed offers additional storage or workshop space, ideal for hobbyists or those needing extra room for tools and equipment. \*Large 689sqm Land Parcel: The expansive block provides plenty of outdoor space for gardening, playing, or future enhancements to the property. \*Currently Tenanted: The property is currently tenanted until October 2024, generating \$400 per week, making it an excellent investment opportunity with immediate rental income. Located in the desirable suburb of Kelmscott, this property is close to local amenities, schools, parks, and public transport, offering convenience and a great lifestyle. Whether you're looking for a solid investment with a steady rental return or a welcoming home to live in, 1 Oakfield Place, Kelmscott, ticks all the boxes. Don't miss out on this fantastic opportunity-Send through an email enquiry for more information and/or a video walk through. WHATS CLOSE: 350m - Nearest Bus Stop 600m - Kelmscott Senior High School 600m - John Dunn Memorial Park 1.3km - Albany Highway 1.6km - Kelmscott Train Station 7.5km - Tonkin Highway IMPORTANT INFORMATION : Council Rates: \$2200 Per Year Water Rates: \$1100 Per Year Current Rent: \$400 Per Week (Until October 2024) Current Rental Appraisal Amount: \$550-\$570 Per Week Video Walk Through: Available (Please send email request)