

# 14B Armitage Road, Kelmscott, WA, 6111



## House For Sale

Saturday, 14 September 2024

14B Armitage Road, Kelmscott, WA, 6111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Travis Grogan  
0894959999

## **SIMPLE LIVING IN A GREAT LOCATION**

With a much bigger block than its competition in this price range, this three-bedroom home is one of the one's you don't want to miss! Whether buying a home to live in or an investment property with some great potential, now is the time to jump.

Unlike many similar homes, this is sitting on approximately 508sqm of land, so you have plenty of space to spread out and enjoy your private backyard.

The layout of the house is functional, and the two living spaces are very comfortably sized.

The location is outstanding with the shops, hospitals, public transport and schools all within walking distance, yet you are on the hill side of the highway and the gorgeous backdrop of trees and the regional park. You will love the quiet cul-de-sac street with its established trees and minimal traffic.

The property is currently rented to great long-term tenant at \$370 per week, with the current rental appraisal being \$490-\$530 per week. If you need the property vacant, the owner and tenant are willing to discuss options to make that available.

It's rare to see a home in such a good location in this price range and it's sure to be popular. Make your move now and secure this property before someone else sees it and falls in love! To find out about inspections please **FILL OUT THE CONTACT AGENT FORM** on this website and we will be in touch to book you in.