

**23 Morundah Place, Kelmscott, WA 6111**



**House For Sale**

Wednesday, 19 June 2024

23 Morundah Place, Kelmscott, WA 6111

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



Ash Swarts  
0894959999



Ashton Dekker  
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## Offers Over \$589,000

Immaculate 3x1 home in a great location, with a powered workshop! **INSIDE:** Step inside this home and appreciate it for what it is! It's a 3 bedroom, 1 bathroom home that ticks lots of boxes. Sunken lounge wraps around through the formal dining space and galley kitchen. The kitchen overlooks a secondary living space, which opens out to the alfresco. Lots of features, including ducted evaporative air conditioner, split system, updated appliances in the kitchen, LED down lights and skirting boards throughout. With everything in working order, this property is move in ready! The spacious master bedroom is at the front of the house, and features a built-in mirrored robe. Bathroom has had a facelift, the whole house has been repainted and looks fantastic. **OUTSIDE:** Alfresco is the perfect place to retreat, with an elevated view over the landscaped areas, which have a fire pit and established trees. Backing onto the canning river, this property has lots of privacy, low maintenance gardens, with a decent powered shed and enough parking for multiple cars. A rainwater tank is a fantastic bonus for fresh water, next to a handy storeroom at the back of the carport. **INVESTORS:** House will be vacant at settlement. Current Rental Appraisal is \$610-630/pw. There is a demand for tenants that are looking for properties like this one! **LOCATION:** Technically, the suburb is Kelmscott but this well-kept secret known only to the locals, is lovingly referred to as Clifton Hills. Boasting one of the districts best primary schools, expansive parkland and nature reserves, one drive through this hills suburb and you will fall in love. Combining that serene, idyllic hills way of life with all the amenities of metro living right at your door step, Clifton Hills is the perfect amalgamation of convenience and lifestyle! **HOW TO VIEW:** Walkthrough video available on request. Two home opens have been advertised, we look forward to seeing you all then! **PROPERTY PARTICULARS:** • Build Year: 1978 • Living Size: 100 sqm • Block Size: 809 sqm • Council Rates: \$2,101/pa • Water Rates: \$1,025/pa • Rental Appraisal: \$610-630/pw (all values are approximated)