

33 Willowmead Way, Kelmscott, WA 6111



House For Sale

Thursday, 4 July 2024

33 Willowmead Way, Kelmscott, WA 6111

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 683 m2

Type: House



Ben Mathews
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Offers From \$650,000

PLEASE NOTE - to allow all offers to be reviewed and presented to the sellers we will be having two home opens at this property as advertised on this platform. One of the opens will be 4:30pm sharp on Wednesday the 10th and the second open will be on Saturday the 13th at 10:00am sharp. The Mathews Team at Rodway Group are delighted to present another stunning home for sale in the welcoming and family friendly suburb of Kelmscott. This fantastic comprehensively renovated 4-bedroom, 2-bathroom residence, situated on a generous 683sqm block, boasts an array of impressive features. From the spacious living areas and renovated bathrooms, to the modern kitchen equipped with quality appliances, plus the large backyard with an excellent alfresco area, this property is clearly exceptional throughout. You can truly feel the love and care that has been invested into every corner of this residence with all of the recent renovations thoughtfully planned out and cleverly completed. Welcome home!

INSIDEAs you step off the front veranda and through the entry door, you'll find yourself in the main living and dining area. This space is light-filled, open, and inviting, featuring a split-system air conditioning unit for year-round comfort. The dining area seamlessly extends to the modern kitchen, which is both spacious and beautifully presented, with ample bench and storage space. To the right side of the home, you'll find three generously sized secondary bedrooms, each filled with natural light. The main bathroom, located nearby, is sleek and modern, boasting floor-to-ceiling tiles. The large master bedroom is situated on the opposite side of the home, complete with a high-spec ensuite bathroom, also adorned with floor-to-ceiling tiles built intelligently to best utilise the available space. This master suite extends into a spacious retreat (additional room) that could be used as a nursery, a study or a plethora of other options. This space features a walk-in wardrobe and plenty of natural light. At the rear of the home, you'll find the laundry and a separate toilet, which conveniently leads out to the alfresco area.

Throughout the interior of this home it is stylishly designed and thoughtfully laid out, offering a perfect space to enjoy with family and friends. The comprehensive and quality recent renovations are evident to see, making this family home perfect - with nothing needing to be done other than move in and enjoy.

OUTSIDEThe exterior of this residence is just as impressive. The front yard offers ample parking space, including undercover parking under the carport, and a well-maintained grass area. At the rear, the alfresco area extends off the main residence, providing a paved, low-maintenance space for outdoor entertaining. The drive-through side access offers additional parking for a caravan or extra vehicles. The large grassed backyard is perfect for children and pets to play freely. Additionally, there is a small workshop at the back, ideal for storage or various projects.

INVESTOR DETAILThis property is sure to attract local owner-occupiers, however for investors seeking a solid rental return in a BOOMING suburb this will also be very popular. We anticipate a rental income of approximately \$650 - \$700 per week in the current market conservatively. However, we advise conducting your own due diligence.

IS THERE A FLOOR PLAN & VIDEO WALK THROUGH?- Yes there is a professional brand new, current floor plan on the images of the add.- Yes there is a video walk through that was done on an IPHONE the same day photos were taken, you can request this from our team if you wish to view.

LOCATIONThis property is conveniently located close to Kelmscott Senior High School, the Kelmscott shopping precinct, and other local schools, and cafes. It is approximately a 40-minute drive from the Perth CBD, making it an ideal location for families and professionals alike.

NEXT STEPS The Mathews Team invites you to attend the home opens as scheduled on this platform. If you wish to make an offer on this property, please contact The Mathews Team to receive an offer form. Don't miss this opportunity to make this beautiful house your new home!

Property Code: 4411