

39 & 39 A Kemmish Avenue, Parmelia, WA 6167

House For Sale

Wednesday, 19 June 2024



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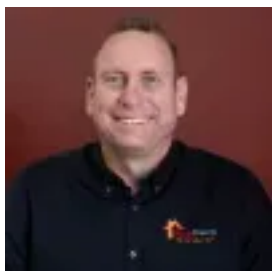
Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 754 m2

Type: House



Brendon August
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Michelle Jendranata
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Offers from \$839,000

We are proud to welcome to the sales market two homes on one 754sqm block. The main residence boasts a charming 3-bedroom, 1-bathroom layout, recently updated with new vinyl flooring and a modern bathroom renovation completed just last year. With new downlights throughout, this home offers added privacy with roller shutters to most windows. Built in 1978, it features a renovated kitchen equipped with a 900mm freestanding oven/stovetop, rangehood, new cabinets, and bench tops, all in a tasteful neutral palette. Currently leased until November 2024 at \$440 per week, with potential rental income ranging from \$470 to \$500 per week in today's market. Complementing this, the newly constructed granny flat, finished in May 2024, presents a contemporary 2-bedroom, 1-bathroom space with modern vinyl flooring and electric appliances throughout. It is currently leased on a one-year agreement until May 2025 at \$430 per week. It has large windows to allow lots of natural light into the home. With your own fully fenced yard there is plenty of space and all the privacy to go with it. This property represents an investor's dream, offering great rental yield and amazing tenants. For more information or to express your interest, please contact us via email at sales@encoreproperty.com.au or call 0427 950 245.

Property Features for 3 x 1 Home Include:

- 3 Bedrooms, including a Master with BIR
- Fully renovated bathroom in 2023
- Free-standing gas cooktop/oven and electric rangehood
- Roller shutters to most windows
- Newly installed vinyl flooring and downlights in 2023

Property Features for 2 x 1 Granny Flat include:

- 2 Bedrooms with open robe recess featuring shelf & rail
- Contemporary decor and vinyl flooring
- Brand-new electric cooktop, oven, and rangehood

Both properties are separately metered for both water and electricity. Gas is to the main dwelling only. Located conveniently close to public transport, private and public schools, Kwinana Market Place, the local library, Dome Cafe, and major medical facilities. Parmelia is situated just a half-hour drive south of Perth CBD, with easy access to Kwinana Beach and the picturesque suburb of Rockingham, making it an ideal choice for both local and out-of-town buyers alike.

DISCLAIMER: The main house photos are from prior to the granny flat construction. Some aspects of the property may have changed. View the walkthrough video for the most up-to-date information.