

39 & 39A Kemmish Avenue, Parmelia, WA 6167



House For Sale

Monday, 8 July 2024

39 & 39A Kemmish Avenue, Parmelia, WA 6167

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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NEW TO MARKET !!!

Calling all savvy investors, developers, and locals! Welcome to an exceptional opportunity at 39 & 39A KEMMISH Avenue, Parmelia. This property isn't just an investment—it's a gateway to maximizing your portfolio with a DUAL income stream. Nestled in one of the most sought-after areas of this suburb, this home showcases a contemporary renovation that seamlessly blends style and comfort, promising a lifestyle of unparalleled luxury. What truly distinguishes this property is its seamless integration of expansive indoor and outdoor living spaces, complete with an extended living area and a granny flat accessible via the side gate. Currently tenanted at \$920 per week (Granny Flat is tenanted at \$400 per week) Here, the possibilities are boundless, waiting to be explored and cherished.

Main Residence:- Recently refreshed interiors with a vibrant ambiance- Flooded with natural light for an inviting atmosphere- Convenient access to the backyard through a practical laundry area- Additional living spaces include a theater, activity room, and an extended living area- Enhanced privacy with roller shutters and a beautifully landscaped backyard- Expansive 754 sqm block with ample space for boats, caravans, and multiple vehicles

Granny Flat : A standout feature of this property is its fully self-sufficient and separately metered granny flat, ideal for multigenerational living or as an additional rental opportunity. The 2 bedroom granny flat boasts:- Private access via a side gate, perfect for entertaining or sub-letting- Modern amenities including a sleek kitchenette, spacious living area, contemporary bathroom, and a master bedroom with built-in robe- Designed for sustainability with stylish decor and bright, airy interiors- Independent living space with privacy assured through separate entry

Convenience is paramount in this rapidly developing neighborhood, making it an irresistible prospect for astute investors and discerning homeowners alike. Whether envisioning a mixed-use residential setup or exploring rental potential for the granny flat, this property offers endless possibilities to suit your investment goals. With a projected rental yield potentially exceeding the late \$1000 per week (indicative only), inclusive of the dual-income opportunities from the granny flat, the returns on investment are highly promising. This property epitomizes turnkey luxury with both a ready-to-move-in house and a fully equipped granny flat!

Nearby Amenities:- Proximity to Kwinana Town Centre (~1 km), Calista Primary School (~1.14 km), Gilmore College (~1.7 km), and Kwinana Golf Club (~3.2 km)- Convenient access to Perth Airport (T1 & T2) within approximately 40 minutes' drive- Easy commute to Perth CBD, approximately 42 minutes' drive (~40 km away)

For more details or to arrange a private viewing, contact Kajall Arora from Omeo Property Group on 0404 369 148.

****Disclaimer:**** While every effort has been made to ensure accuracy, Omeo Property Group does not guarantee the correctness of the information provided. Interested parties are encouraged to conduct their own inquiries for verification.

Council Rates: \$2,272.48 per annum (approx.) **Water Rates:** \$1,065.91 per annum (approx.)