

4 Sonogo Ave, Kelmscott, WA 6111



House For Sale

Saturday, 29 June 2024

4 Sonogo Ave, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 809 m2

Type: House



Ben Mathews
0488997018



Steve Mathews
0488997018

Offers From \$470,000

Please note this property is being sold in AS IS WHERE IS condition and has been priced accordingly. There are termite issues at the property that have been treated however have caused damage (some of which has already been repaired) so the sellers have had a building report done. Copies of this building report are available to be requested free of charge so that you know what you are purchasing – the only works that will be done by the seller prior to settlement will be the electrical compliance work as per the WA regulations, the rest will be AS IS WHERE IS at settlement.INSIDE The internal of the home is in very worn out condition with maintenance having not been kept up over the years however on visual inspection the bones seem sound and you have large lovely windows, hard wood floors and opportunity galore to bring this home back to its former glory. The size of the home provides options with three good sized bedrooms and a separate lounge area. The kitchen space also is a good size and the majority of the kitchen has already been removed ready for a new kitchen to be installed. The bathroom comes off the hallway and again the size is workable and has potential. The bottom line for this property is that it is extremely worn out and requires a massive amount of work. It requires a very experienced renovator with a massive appetite for a large scope of works and a complete strip out and re build - or alternatively demolition and new home construction. However, after this work was completed the potential is immense and this property could provide a very lucrative return on investment. OUTSIDE The property externally has great potential being a large 809sqm block with R25/40 zoning, located within one of Kelmscott's nicest streets. "SO CAN I?..." I know, you're thinking "that's a big block, does it have subdivision potential?" It sure has! It's zoned R25/40 which means you do have some options here subject to council approvals. 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 see this via this link online. SELLING CONDITIONSThis property is being sold "AS IS WHERE IS" and this will be noted on the contract. WHAT TO DO NEXTAttend the home open on Saturday this weekend at 9:00am sharp! All offers will then be presented to the sellers. Property Code: 4404