

61 Banyard Avenue, Kelmscott, WA 6111

House For Sale

Sunday, 23 June 2024



61 Banyard Avenue, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1017 m2

Type: House



Viktor Sutrisno
1300101787



Gidae Song
1300101787

From \$599,000

Discover the potential of this beautiful 3-bedroom, 1-bathroom house nestled on a generous 1,017m² land parcel with R25/60 Zoning, ideally located in a highly convenient area near Kelmscott shopping centre, public transportation, parks, and Kelmscott Senior High School. Step inside the main house through the Security Screen door and be greeted by the timeless elegance of Jarrah flooring and high ceilings that enhance the spacious living areas. The living area features a ceiling fan, wall-mounted air conditioning unit, and a large window overlooking the serene front yard, offering a perfect blend of comfort and natural light. The kitchen is a chef's delight, equipped with a double sink, free-standing gas cooktop, oven, and ample cabinets for storage. The adjacent dining area enjoys abundant natural light from the window and a ceiling fan for added comfort. The spacious main bedroom boasts a ceiling fan and a window with views of the front yard, ensuring a peaceful retreat. The second bedroom also features a ceiling fan, ideal for family or guests. The main bathroom is complete with a bathtub and shower, while a built-in linen closet and separate toilet with a door provide convenience. An additional spacious backroom with a ceiling fan offers flexibility for use as a third bedroom or a multi-purpose room, catering to various needs. Step outside to the patio area, semi-enclosed for year-round enjoyment, overlooking the low-maintenance backyard already fenced for subdivision potential. The property also features a gas hot water system for efficiency. With preliminary subdivision work already completed, including an electric green dome, the property offers significant development opportunities. Explore the potential to build multiple units at the back while retaining the main house, maximizing investment potential in this sought-after location. Several planning approvals have been sought and approved over the years and sellers are willing to share plans and documents with potential buyers. Don't miss out on this rare opportunity to secure a versatile property with subdivision potential in a convenient and thriving neighborhood. Contact us today for further details and to arrange a viewing. Contact Vicktor Sutrisno and Gidae Song of Team Sutrisno to make your enquiries. Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.