

**9 Nash Street, Kelmscott, WA, 6111**



**House For Sale**

Wednesday, 14 August 2024

9 Nash Street, Kelmscott, WA, 6111

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Mark Grogan  
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## **BIG LIVING IN CLIFTON HILLS!**

This is some huge Clifton Hills living! Set on a brilliant 809sqm block of land, we've got a super home and a great backyard with awesome entertaining space and a workshop.

### **LIVING HERE**

This is some serious space for living life. We've got a very functional design on offer here, with real care and consideration having been given to the way it all works. The kitchen is at the heart of everything and overlooks the family room. The meals area and huge lounge room are impressive spaces, with the raked ceiling certainly creating a welcoming and inviting sense of space. These living spaces are detailed well on the floor plan in the photo reel, but until you're here seeing it for yourself you'll miss just how appealing this all really is.

The master bedroom at the front of the home is a great size, and there's a walk in robe and ensuite bathroom.

There's no denying there's a few 1975 things about this 1975 built home, and the bathroom is one of them. But one of the best 1975 things about 1975 was that the folks who built these places built them so that in 2024 they'd still be solid as a rock and in decent, working condition. I have a feeling that the year 2073 we won't be looking back at homes built in 2024 with the same fondness and respect for how well they were built... this is a ripper of a place.

Anyway...

The secondary bedrooms are all of a good size, and the exceptionally family-friendly design has a separate toilet, separate bathroom, separate vanity/wash basin. It's a fact of life that life has people in in. One's in the shower. One's brushing their teeth. One's doing a, well you know... we all live life and we all have to be out the door. The more effectively we can make that happen the better. This is great for that!

The family room opens out to the patio and there's so much room for a whole bunch of people to get together out here. There's a great workshop at the back and there's drive through access through the carport to access the rear of the property. The concrete driveway creates excellent parking and there's so much room to work with if you've got projects or things to store.

It's all very appealing.

### **WHERE IT IS**

What a great part of town this is... Clifton Hills is set at the foot of the Darling Scarp, with that stunning hills backdrop creating a wonderful natural setting for your home. It's close to a very popular primary school, as well as being in very easy reach of public transport, shopping centre, gyms, cafes and more. It's a tremendous place to call home.

### **THINGS TO KNOW**

It's currently tenanted until 20-1-25 at \$650/wk

### **WHAT NEXT**

Hit the EMAIL AGENT button on this webpage and we'll be in touch to set up a time so you can see it for yourself!