

Unit 76/191 Railway Ave, Kelmscott, WA 6111

Villa For Sale

Wednesday, 17 April 2024



Unit 76/191 Railway Ave, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 265 m2

Type: Villa



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UNDER OFFER - ABOVE \$505,000

UNDER OFFER BY BEN MATHEWS - THE MATHEWS TEAM - 0488 997 018The Mathews Team at Rodway Group is proud to present 76/191 Railway Avenue Kelmscott for sale for the very first time since its original construction in 2010. This villa has been impeccably maintained over the years and has been owner-occupied throughout its entire tenure. The villa presents the perfect opportunity to enter this bustling market. Let's delve deeper into what this villa has to offer its future buyer.

INSIDEThe internals of this home were carefully considered during construction. The home features a large open-plan living/dining zone with easy access to the kitchen, the heart of the villa. The kitchen itself has been well-maintained and offers plenty of bench and storage space, including overhead cabinetry for additional storage, as well as a dishwasher. The flooring throughout the living areas boasts a nice timber look finish, adding to the modernization of this residence. All three bedrooms are generously sized and feature carpet for comfort, along with built-in robes in each bedroom for added storage. The master bedroom boasts a functional ensuite, also lovingly cared for since construction. The main bathroom, which is spacious, features a large shower and maintains the same level of care. The laundry, located off the garage, offers ample space and is neat and tidy. The home features multiple split-system air conditioners throughout, including in two of the bedrooms and the main living area, as well as ceiling fans throughout the villa. The large double garage under the main roof adds to the villa's premium feel, providing two good-sized parking spots. Additionally, the villa includes a 1.5 x 2.7 store room for extra storage.

OUTSIDEStepping outside to the front, there is a small grassed area with some established trees for a touch of sophistication. Out back, a lovely large patio area awaits, surrounded by well-maintained garden beds and an excellent paved flooring finish. This area is perfect for entertaining friends or enjoying a BBQ on a Saturday afternoon. There is also a convenient garden shed placed out back, ideal for extra storage such as tools.

RENTAL ESTIMATE & STRATA DETAILSThis villa will be sold with a rent-back situation to the current owners who are currently residing in the property while searching for a new home - and this lease will be managed through Rodway Group. A condition in the successful contract will stipulate that the sellers can rent back for up to a maximum of 12 months, with the option to give 30 days' notice to vacate during that period once they have purchased their new home. The rental estimate for the property is circa \$500 per week. Quarterly strata fees are \$363.04 in total.

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 request this from our team if you wish to view.

LOCATIONThe property enjoys a fantastic central location in Kelmscott, with the Kelmscott shopping precinct nearby, as well as That Plant Café, Dome Café, local parks, and good quality schools. The villa is situated approximately 30.6 kilometres from Perth CBD, approximately a 40-minute drive.

WHAT TO DO NEXTThe Mathews Team invites you to the home open advertised for this Saturday from 11:30 am – 12:00 pm. If you are interested in making an offer on this property, please request an offer form. Property Code: 4358