

**7/264 St Kilda Road, Kewdale, WA 6105**

THE AGENCY

**Villa For Sale**

Friday, 12 July 2024

7/264 St Kilda Road, Kewdale, WA 6105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 108 m2**

**Type: Villa**



Michael Keil  
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## EOI From \$549,000

Take the next step in your property journey with this charming three-bedroom villa nestled in the heart of Kewdale. Offering tasteful updates throughout, a functional open plan design and well-sized bedrooms, this property offers all you could require. Just moments from Belmont Forum, renowned schools and amenities, an enviable lifestyle awaits! Set within a quiet grouping of only ten, the classic exposed brick facade of this home makes a warm introduction. The property opens with a gallery-style entrance onto tiled flooring and neutral tones, creating a feeling of calm. The formal living room is complete with a large window and an air conditioning unit allowing you to relax and unwind. The open plan kitchen and dining room effortlessly flows to the paved alfresco area. You'll cook up a storm in the country-style kitchen complete with a wrap-around benchtop, modern appliances and tile splashback. The master bedroom is well sized and offers a built-in robe and direct access to the bathroom. The bathroom features an updated vanity and is close to all bedrooms. Two well-sized secondary bedrooms, both with robes ensure ample accommodation for all residents. Whether you are looking for a first home, an investment or to downsize, this is an excellent property. Contact Michael Keil today to register your interest!

**Property Features:**

- Quiet group of only 10
- Front porch
- Exposed brick facade
- Two car bays - side by side, not tandem. One of which is undercover
- Low maintenance tiled floor upon entry
- Formal living room with large window, and air conditioning unit
- Open plan kitchen and dining room with feature exposed brick wall
- Country style kitchen with wrap around bench top, modern appliances and breakfast bar
- Spacious paved alfresco
- Master bedroom with built in robe, ceiling fan and access to the bathroom
- Bathroom with updated vanity, bath, shower and WC
- Two well-sized secondary bedrooms both with built in robes
- Laundry
- New lighting
- Wood look flooring in the kitchen
- Fresh carpets in bedrooms

**Water Rates:** \$1,138.98 pa  
**Council Rates:** \$1,569.27 pa  
**Strata Levies:** \$100.00 bi annually  
**Reserve Fund Levy:** \$50.00 pa  
**Building Insurance:** \$761.43 pa approx  
**Strata Lot Size:** 108 sqm  
**Rent Potential:** \$600 pw

**Location Features:**

- Walking distance to Belmont Forum
- Close to Peet Park and Tomato Lake
- Short distance to Kewdale Primary School and Carlisle Primary School
- Easy access to Perth City
- Close to public transport

Expressions of Interest Close 23 July 2024 at 7.30pm (unless sold prior).

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.