



188 Third Ave, Kelmscott



AN EXCITING PROSPECT

This is a fantastic opportunity to secure a solid 4 bedroom, 1 bathroom home (with two showers) on a generous 698sqm block (zoned R15/25). So whether you are a first-home buyer or an investor looking for value, this property is sure to tick the right boxes.

Step inside and discover the charm of original Jarrah flooring, adding warmth and character to the living spaces. The front lounge flows effortlessly into a functional kitchen and dining space, making it easy to entertain or enjoy everyday comfort.

Each of the four bedrooms are generous in size, giving you plenty of room to grow.

Outside, the expansive decked area is perfect for hosting friends and family or simply unwinding while overlooking the leafy backyard.

Conveniently located within walking distance to local shops and parks, this home offers easy access to Tonkin Highway, Albany Highway, and

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Price	Offers Over \$599,000
Property Type	Residential
Property ID	215
Land Area	698 m2

INSPECTION TIMES

Sat 29 Mar, 10:30 AM - 11:00 AM

AGENT DETAILS

Lee Tamblin - 0466 250 944
Mitchell Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

Armadale Road - ensuring a well connected lifestyle across the Metro area.

ONE

With its combination of space, location, and potential, this is an excellent opportunity for buyers looking for great value. Act fast - this one won't last long!

Feature include

- * Expansive 698sqm block, zoned R15/25
- * Renovated 4 bed, 1bath (plus second shower) brick and tile home
- * Inviting under cover porch
- * Spacious front lounge area
- * Family friendly kitchen / dining area
- * Modern kitchen with gas stove, plenty of bench space and dishwasher
- * Generously sized bedrooms
- * Renovated bathroom with separate shower, stone bench top and vanity
- * Convenient second shower room
- * Separate toilet
- * Separate laundry with storage area and door to rear garden
- * Huge decked area to take advantage of the lefty rear gardens
- * Ducted reverse cycle air conditioning
- * Instant gas hot water
- * Single undercover carport, plus parking for several cars
- * 698sqm block
- * Built in 1972
- * Potential rental: \$580 to \$620 per week

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