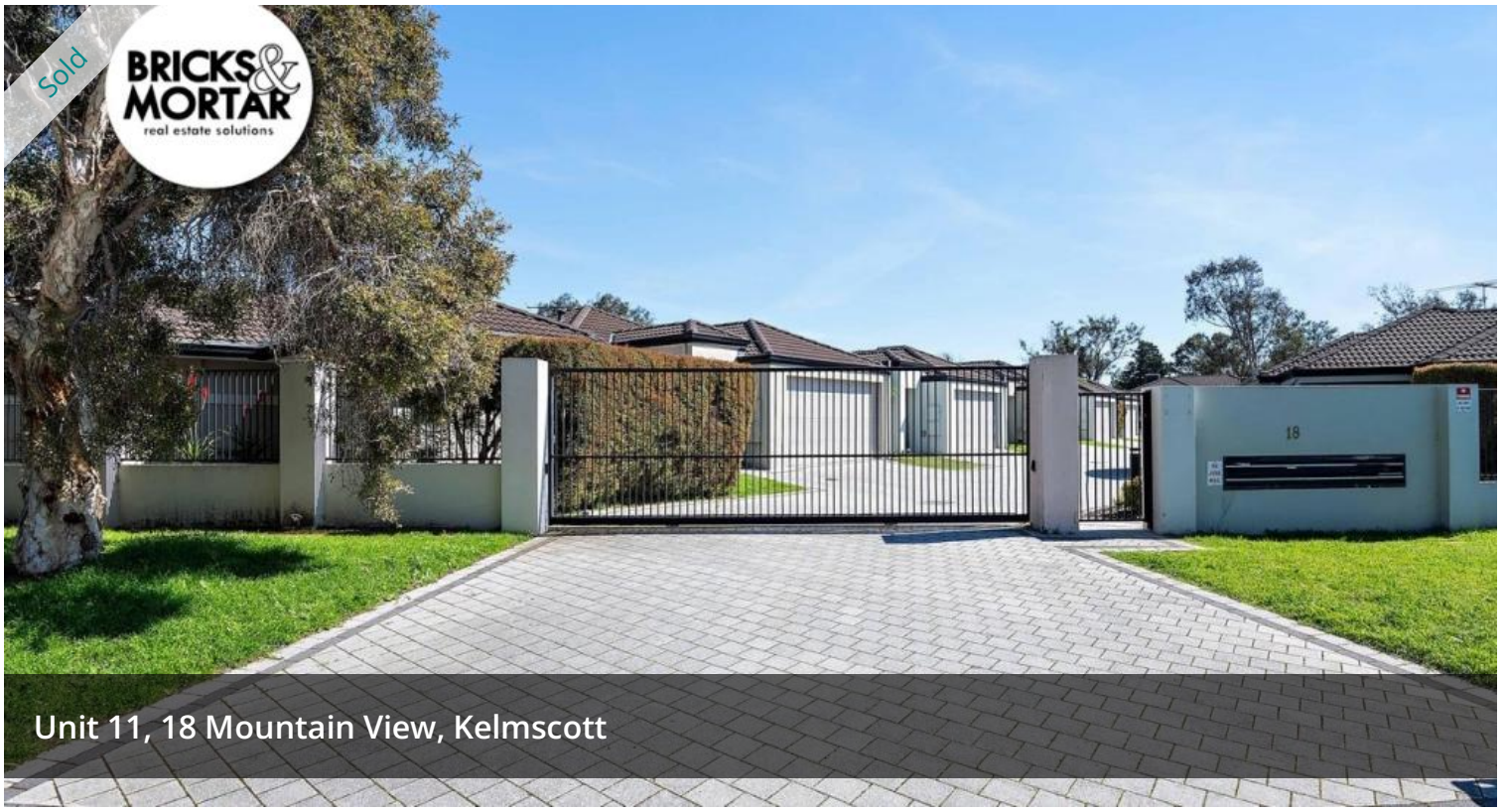
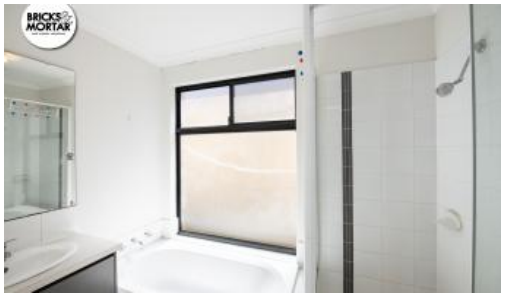
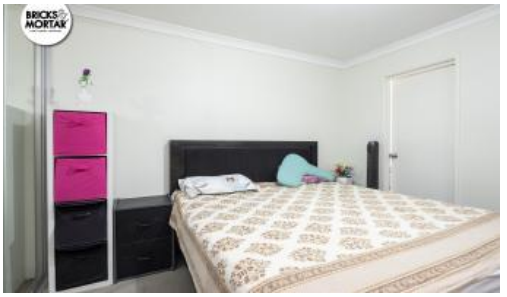








PERFECTLY POSITIONED LOCATION!!

3 2 2 211m2

This beautifully presented 3 bedroom, 2 bathroom villa offers modern comfort and low-maintenance living, making it an ideal choice for first-time buyers, savvy investors, downsizers or young families. Located on one of the area's most sought-after streets, in a quiet cul-de-sac, the property provides a secure and tranquil environment.

FEATURES INCLUDE:

- **Main Bedroom**: A comfortable retreat with air-conditioning, glass sliding robes and a modern ensuite featuring a large shower and toilet.
- **Additional Bedrooms**: Two good-sized bedrooms, both with built-in robes and carpet for added comfort.
- **Kitchen**: A well-appointed space with stainless steel appliances including gas hotplates, ample cupboard space and a double-door pantry for storage.
- **Open-Plan Living/Dining**: Light-filled and airy, the open-plan living and dining area is seamlessly integrated with the kitchen and features air-conditioning and tiled flooring.
- **Main Bathroom**: The main bathroom is a bright and refreshing retreat, with a separate shower and a relaxing bathtub, offering the perfect balance of style and comfort. Its modern design and airy atmosphere create a serene space, ideal for unwinding in peace.
- **Laundry Area:** A separate laundry room offers convenience and ample space for your laundry needs with second seperate toilet.

Price	SOLD
Property Type	Residential
Property ID	342
Land Area	211 m2

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

- **Outdoor Space**: A low-maintenance backyard with paved flooring and artificial grass, complemented by a charming alfresco area perfect for relaxing or entertaining.
- **Double Lock-Up Garage**: Convenient and secure parking.

With a nature walk trail and creek at the end of the street, this peaceful slice of Kelmscott offers a serene welcome home. The villa is part of a sought-after complex built in 2009, with a security access gate and visitors' parking.

Located at the end of the street near the Canning River, it's just a short walk from Kelmscott Train Station, schools, and the Stargate Shopping Centre. With Albany Highway nearby, making it a convenient and well-connected location.

This property offers a perfect blend of modern amenities, easy maintenance, and a desirable location, making it a fantastic opportunity for anyone looking for a quality home or investment.

Strata Fees - Approx $430.00 per quarter

Water Rates - Approx $160.00 - 2 monthly

Council Rates - Approx $2105.00 yearly

Contact Kirsty Styles for a Viewing or more information on this property - 0438 188 011/kirsty@bricksmortar.net.au.

ARE YOU AN INVESTOR:

The property is currently tenanted to tenants on a fixed term tenancy to June 2025 for a weekly rent of $470.00 per week. Current market rent is $590.00 - $600.00 per week.

Gross annual yield for this property is 4.88% with a purchase price of $500,000. Current market rent will see a rental yield increase to 6.13% ($590pw)

Expert Property Management by Kirsty Styles:

With **19 years of hands-on experience**, **Kirsty Styles** is not only a **Licensed Property Manager** but also the trusted Property Manager of this property for the current owners. As part of **Bricks & Mortar Real Estate Solutions**, Kirsty offers **comprehensive, end-to-end Property Management services**, ensuring that every aspect of your investment is handled with care and expertise. Unlike many others, there's **no outsourcing** – all services are kept **in-house** for seamless communication and a **single point of contact** for your convenience.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and third parties 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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and

rely upon their own inquiries in order to determine whether or not this information is in fact accurate.