



## FOR SALE

### SECURITY AND CONVENIENCE - YOUR FIRST HOME

The quietest of only a set of three villas in convenient Kelmscott, this 3 bedroom 2 bathroom home will appeal to the savvy first home buyer or senior that rates convenience as a high priority. No need for a car when you're this close to everything.

500m to Kelmscott Senior High School  
750m to Spud Shed  
800m to Woolworths  
1km to Kelmscott & Challis train stations  
2.1km Armadale Hospital  
25.7km to Perth CBD

This property features:

- \* Tiled flooring in living areas
- \* Split system air conditioning
- \* 1 of only 3 villas.
- \* Built in 2013
- \* No common walls
- \* 2 car garage
- \* Easy access to many medical facilities.
- \* NO Strata Fees or Levies!

For any further information, please call James Baylee on 0421 904 469.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$239,000

OPEN FOR INSPECTION:  
N/A



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