



**SOLD**

## UNDER OFFER FIRST HOME OPEN!

This four-bedroom, one bathroom family home is well suited to first home buyers, investors or downsizers. You will enjoy the tranquillity of overlooking a leafy reserve and playground directly opposite. The home has double gates with drive through access to extra parking and a 6 x 4m powered shed on a concrete hardstand with a manual roller door and a side access door.

### Property Features:

- Lounge room at the front of the home with a sliding door to front paved area
- Reverse cycle split system AC in main living area with gas bayonet
- Open plan kitchen and large meals with sliding glass door to rear patio
- Original kitchen with Chef electric cooktop and oven
- Neutral colour scheme through-out with combination of carpet and vinyl flooring
- Master bedroom with reverse cycle split system air conditioning
- Family bathroom with vanity, shower recess and built-in bathtub
- Separate toilet
- Laundry located near kitchen with direct access to drying area
- Paved patio with colorbond roofing and grassed area with feature trees
- Single carport under a tiled roof
- Block size: 729m<sup>2</sup>
- Council Rates: approx. \$1,920.11 pa
- Water Rates: approx. \$1,080.00 pa
- Build Year: 1978

### Location Features:

- Easy access to Tonkin Highway
- Champion Lakes and Seville Grove Shopping Centres, Kelmscott CBD nearby
- Short walk to Bus Stop and Kelmscott Train Station (1.3km)
- Primary and Secondary High Schools, Childcare within walking distance
- Opposite Brian Gell Reserve open space and playground

Contact Shendelle 0412 713 911 or [harding@atrealty.com.au](mailto:harding@atrealty.com.au) to secure your interest and book your inspection today.

**4 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$280,700**

**OPEN FOR INSPECTION:**  
**N/A**



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