



**SOLD**

## VACANT POSSESSION- TENANT HAS VACATED-

### FIRST HOME BUYERS, DOWNSIZERS AND INVESTORS

Ready to move in. Well presented with new paint and fully refurbished this 3 Bedrooms, 2 Bathrooms family home is truly a place to call home

Spacious Master Bedroom with walk-in-robe and ensuite

The other two bed rooms have built-in-robos and are good size.

Large Reverse cycle Air-conditioning in the spacious open plan living, Kitchen and Dining area with breakfast bar, dishwasher recess and separate laundry. Lounge opening onto entertaining area thru sliding glass door allowing natural light from the outdoor entertaining paved backyard going all throughout. This property was build in 2011.

Single open carport with low maintenance gardens. Super convenient location with walking distance to many amenities including Kelmscott Senior High School, Shops and Armadale Health centre. Surrounded by parks and Reserves. Independent Survey Strat Lot. No Strata fees. No common property or walls. High rental yields. This is a sort after property due to its convenient location.

THE CHALLIS TRAIN STATION IS A MERE 200m WALKING DISTANCE from the home and walk to the KELMSCOTT TRAIN STATION.

CALL ERIC FERNANDES FOR VIEWING ON 0421074963

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$299,000

**OPEN FOR INSPECTION:**  
N/A



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