



## FOR SALE

### VACANT POSSESSION - NOTHING TO DO JUST MOVE IN

#### FIRST HOME BUYERS, DOWNSIZERS AND INVESTORS

Ready to move in. This is a well presented 3 Bedroom Family home which has been refurbished with two carport bays and secure fenced wall and grills for total security and privacy at the front. Spacious entertaining area, great for BBQs and outdoor entertaining activities. It is truly a place to call home

Spacious Master Bedroom with three door build-in-robe.

The other two bed rooms are good size and adjacent to each other keeping the family together. Large Reverse cycle Air-conditioning with dual door entry (carport and main entry) to spacious lounge allowing natural light from the outdoor entertaining. Paved backyard going all throughout. Separate Dining area connected to the kitchen and separate laundry with storage and separate toilet.

Two open carports 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. Council Rates P.A \$ 1822.00. Water Rates \$ 1020 P.A. No common property or walls. High rental yields. This is a sort after property due to its convenient location and no on going fees. 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 0421 074 963

3 BED | 1 BATH | 2 CAR

#### PRICE:

FROM \$ 299,000

#### OPEN FOR INSPECTION:

N/A



**Eric Fernandes**

**0421074963**

[ericfernandes@atrealty.com.au](mailto:ericfernandes@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)