



SOLD

EXCEPTIONAL VILLA

****Home Open cancelled due to a successful offer - Sorry for any inconvenience caused****

Entre
Peacefully located within a small villa group and with only one common wall, this three-bed villa-home has all the features you have been looking for plus exceptional potential for improvement.

External
The single level villa home is ideally positioned at the rear of this small, well-maintained group of only five villas which affords you peace and quiet but with all the convenience of an inner-city lifestyle. There is public transport to CBD or Curtin Uni and beyond or it's only a 15-minute walk to the heart of Vic Park but there is undercover parking for two cars for those rare times you need to drive.

Essence
Inside the home you will find an excellent floorplan where the entertaining and living spaces are well separated from the bedrooms.

The very spacious kitchen faces the front garden and offers an original fitout which is still in good condition with excellent storage including a large pantry and breakfast bar as well as a dishwasher. When you are ready, there is outstanding potential here for a kitchen upgrade project with vast possibilities.

There are three good sized bedrooms each with air conditioning and two with built-in robes plus the rear bedroom also has sliding door access to the covered alfresco.

The bathroom has been fully renovated and now boasts quality floor to ceiling tiling, a modern neutral palette and offers both a bath and semi-frameless glass shower in addition to the convenience of a separate toilet.

The spacious air-conditioned lounge and dining room also has a pot-belly wood stove for cosy winter warmth and large sliding doors to the private rear alfresco and garden for summer living.

Environs
While Kensington a convenient location close to many inner-city urban amenities and just a few

3 BED | 1 BATH | 2 CAR

PRICE:
\$495,000

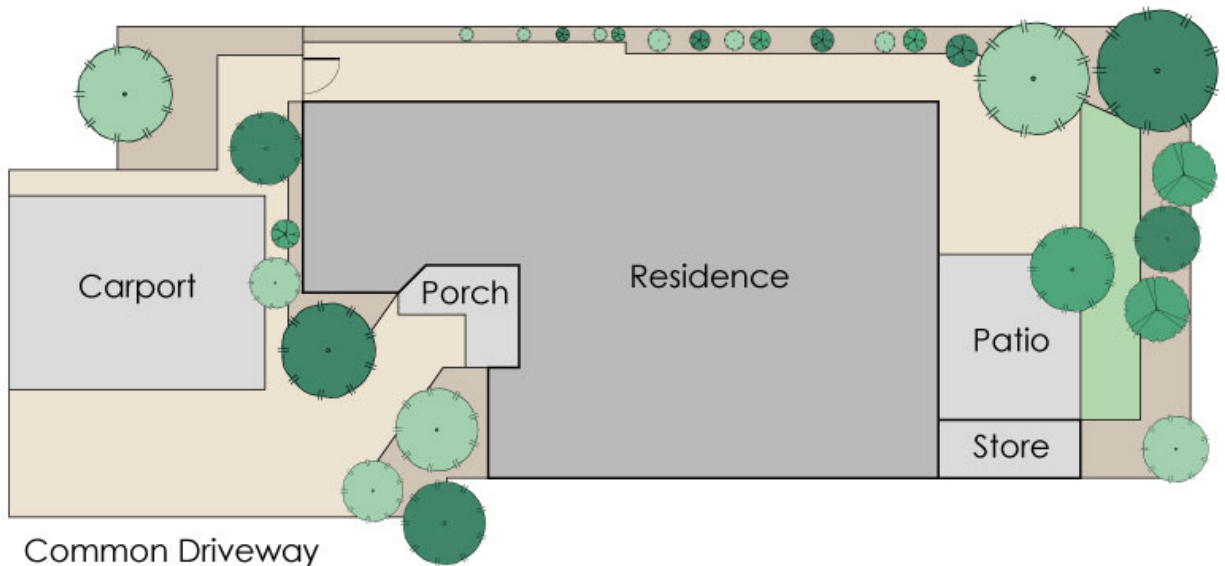
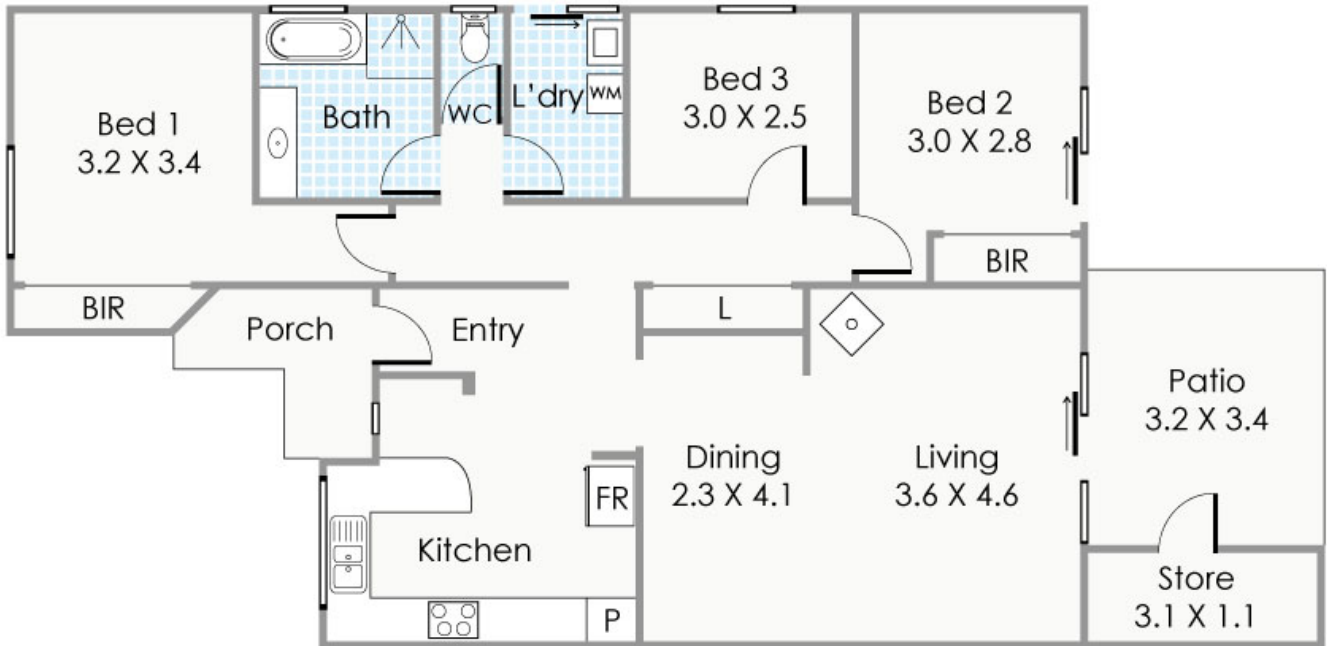
OPEN FOR INSPECTION:
N/A



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(Not Actual Location)



Approximate Areas

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

— Store: 3m²
Patio: 11m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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