



**SOLD**

## ANOTHER SOLD BY XSELL REAL ESTATE

Welcome to 20 Hollybush Way, Kelmscott — proudly presented by Xsell Real Estate. This is a value-packed opportunity set on a premium 751sqm block in an established neighbourhood.

This 3-bedroom home offers a practical, functional layout with well-connected living spaces. The kitchen retains its retro charm and original character, with a fresh lick of paint presents an excellent opportunity to modernise without losing its appeal.

While the home does require further work throughout, it provides a solid foundation for renovation and value-adding potential.

Step outside and the appeal really opens up. The expansive backyard provides plenty of room for kids to run, weekend games, outdoor entertaining or simply enjoying space that's becoming harder to find. It's a yard made for family life, pets and relaxed outdoor living.

Zoned R15/25, the property also offers the potential to subdivide (STCA).

### // KEY FEATURES //

- Zoned R15/25 - Potential to subdivide - (STCA)
- Retro kitchen with freestanding oven and ample cabinetry
- Bathroom with quality finishes
- Three bedrooms offering comfort and functionality
- Generous living area with air conditioning
- Carport
- Large workshop - perfect for extra storage.
- Solar Panels

### Location Highlights:

- Close to Kelmscott Primary and Senior High Schools
- Nearby Rushton Park and Frye Park
- Minutes from Kelmscott and Challis Train Stations
- Quick access to Albany Highway and Tonkin Highway
- Close to Kelmscott Plaza and Stargate Shopping Centre
- Near Armadale-Kelmscott Memorial Hospital
- Armadale Aquatic Centre and local gyms nearby

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

**PRICE:**  
**\$701,000**

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



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