

10 Edmund Tce, Kelmscott, WA 6111

House For Sale

Friday, 17 January 2025

10 Edmund Tce, Kelmscott, WA 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 809 m2

Type: House



Ben Mathews



Steve Mathews

Offers From \$549,000

POTENTIAL GALORE! BLUE CHIP - CLIFTON HILLS OPPORTUNITY. IMPORTANT INFORMATION Please note this property is being sold in **AS IS, WHERE IS** condition and has been priced accordingly. There are some termite issues that have been treated but have caused certain sections of damage to the property. It is noted the timber in the roof space is predominately Jarrah framed - this is a timber that is widely known to be fairly resistant to termites. The only works the seller will complete before settlement are the required electrical compliance works in accordance with WA regulations. All other aspects of the property will remain **AS IS, WHERE IS** at settlement.

INSIDE Entering from the porch, you'll find three well-sized bedrooms to the left, with the main bathroom conveniently located between them for easy access. To the right of the entryway is the main living room, featuring large windows that allow abundant natural light to fill the space, creating a warm and inviting atmosphere. At the rear of the home are the dining and kitchen areas, offering seamless access to the alfresco space. Adjacent to the kitchen are the laundry and a separate toilet for added convenience. Additionally, there is a versatile room on the right side of the home that can serve as a games room, activity area, or craft space—allowing you to tailor it to your needs. Built in 1969, this home is in its original condition and presents a fantastic opportunity for cosmetic upgrades to restore its former charm. The location being positioned on a wonderful street within the highly sought after Clifton Hills area means that with renovations done - there is tremendous upside available to the new owner!

OUTSIDE The exterior of the property boasts incredible potential. There is established greenery surrounding the home, ample parking space, and a generously sized alfresco area at the rear. Multiple small garden sheds provide additional storage options. This property also offers subdivision potential (subject to council approval), thanks to its zoning.

ZONING The property is zoned R15/25, which opens the door to subdivision opportunities. We recommend contacting the planning department at The City of Armadale on **9394 5000** to discuss and confirm the subdivision potential.

SELLING CONDITION This property is being sold in **AS IS, WHERE IS** condition, and this will be clearly noted in the contract of sale.

IS THERE A FLOOR PLAN & VIDEO WALKTHROUGH? - Yes, there is a professional, current floor plan included in the ad images. - Yes, there is a video walkthrough available. To request this video, please send us a message via WhatsApp on 0488 997 018.

LOCATION Situated in the Clifton Hills area of Kelmscott, this home enjoys a highly desirable and tranquil location. Nearby are quality schools such as Clifton Hills Primary School, as well as popular cafes including Hidden Café and That Plant Café. The property is approximately a 35-minute drive from Perth CBD, spanning 28.6 kilometres.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.