

**354B Acton Avenue, Kewdale, WA, 6105**

**House For Sale**

Wednesday, 20 November 2024



354B Acton Avenue, Kewdale, WA, 6105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jay Singh

## Prime Opportunity in Kewdale: 3-Bedroom Duplex on a Spacious 788sqm Block

END DATE SALE - All offers are to be presented before 6:00pm Saturday 7th December 2024. (The seller reserves the right to accept an offer prior to the Fixed Date Sale date, without prior notice).

Nestled in the heart of Kewdale, this charming 3-bedroom, 1-bathroom duplex offers an exceptional opportunity for first-home buyers, investors, or those seeking room to grow. Situated on a sprawling 788sqm block, this property boasts not only a comfortable and well-designed home but also ample potential for future enhancements, including the addition of a granny flat.

As you arrive, you'll be greeted by a generously sized driveway, providing abundant parking space for vehicles or a secure area for children to play. The large front lawn further enhances the home's appeal, offering a perfect spot for outdoor activities or simply enjoying the serene surroundings. Stepping inside, you'll find a cozy yet functional residence. The living area, located just beyond the entrance, is well-proportioned and flows seamlessly into a dedicated dining space, creating a welcoming hub for family gatherings and relaxation.

To the left of the home are three spacious bedrooms, each designed to accommodate large beds and equipped with sizable windows that invite an abundance of natural light. The bathroom and attached toilet are conveniently located, ensuring easy accessibility for all members of the household. At the rear of the property lies a well-laid-out kitchen with ample bench and storage space, perfect for preparing meals while keeping an eye on the backyard through the adjoining door. A separate laundry room adds to the home's practicality.

The backyard is an entertainer's delight, featuring a paved patio for hosting friends and family, alongside a powered shed ideal for storage or hobby enthusiasts. The expansive rear space offers endless possibilities, whether you wish to create a lush garden, build a granny flat, or use the area for additional recreational activities.

Located in a prime position close to schools, shops, parks, and transport links, this property blends convenience with potential. Whether you're looking to move in, rent out, or expand, this duplex is a rare find in a sought-after area. Don't miss out-opportunities like this don't last long!

### Features at first glance

- Duplex on Big block
- Block size approx. 788 sqm
- Big front yard and backyard
- Potential for granny flat at the back
- Decent sized bedrooms

### Distances

- 0.7 km to Kewdale Primary School
- 1.7 km to Belmont City College
- 1.4 km to Belmont Shopping Centre
- 9.3 km to Perth CBD
- 3.6 km to Perth Airport

Contact Simran Marwaha at 0449 292 311 or Jay Singh at 0401 308 990 to schedule an inspection

### 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 independent inquiries.

\*\*The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility

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**\*\*Reference to a school does not guarantee the availability of that particular school.**

**\*\*ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.**

**\*\*ALL boundary lines and sizes on imagery are APPROX only.\*\***