



41 Ward Crescent Kelmscott, WA

 3
  2
  2

1st home buyer? Investor??

With this fabulous property you can be both!! Beautifully presented you can just move in and with the market forecasts this is going to be an ABSOLUTE WINNER!!

Easy walking distance to Kelmscott High school, Westfield Primary school and Kelmscott train station, this home is set on a 913 sqm level site, zoned R25/R60, this is a really genuine opportunity to SECURE your real estate future.

The perfect home to live in and with DEVELOPMENT potential, makes it a 'gilt edged' investment that can set you up for long term security

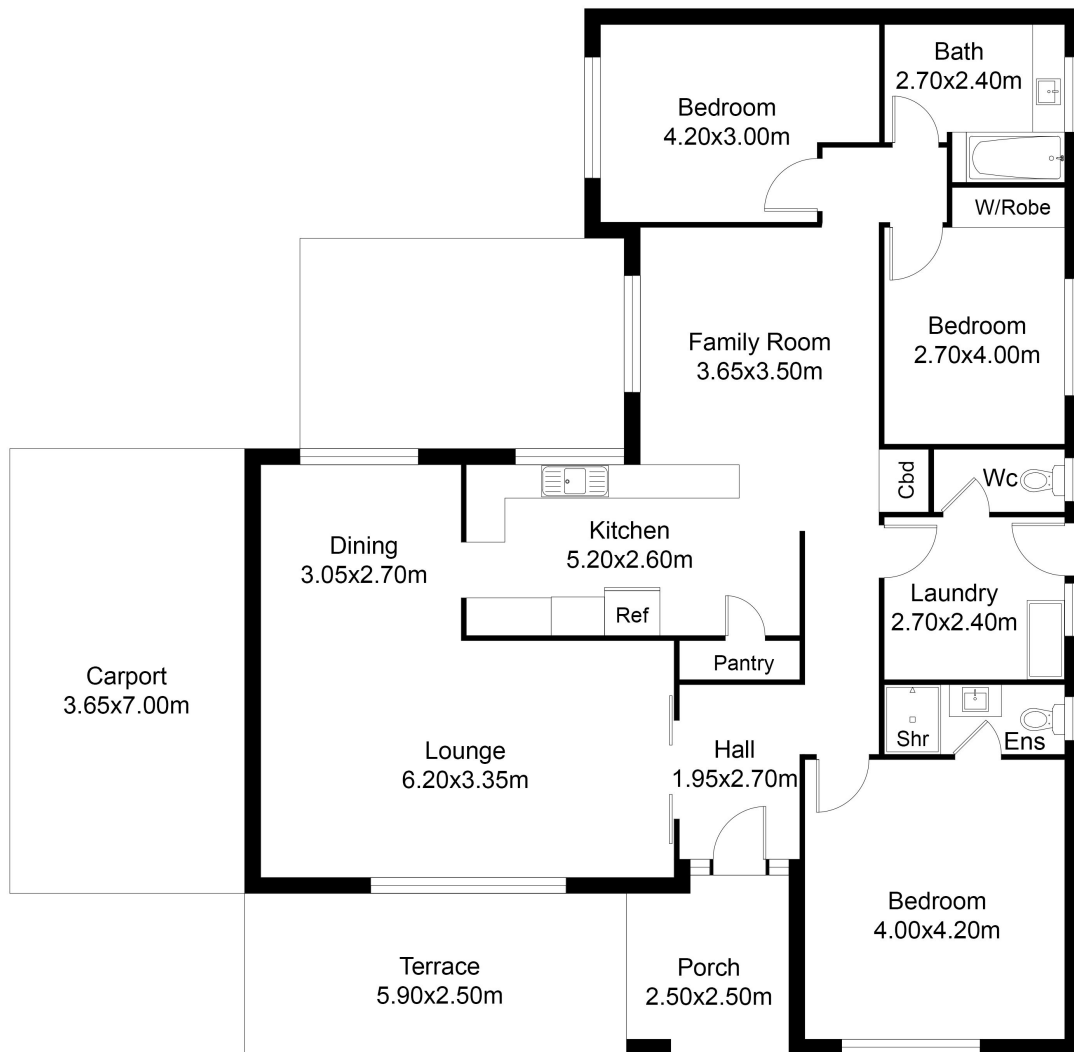
Sold

Type : House
Sold Date : Monday, 4th November 2024
Land : 913 m2
Building Size : 163 m2

Council Rates : \$2,243.18/year (approx)

Water Rates : \$1,116.35/year (approx)

Brian Devereux



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

41 Ward Crescent Kelmscott