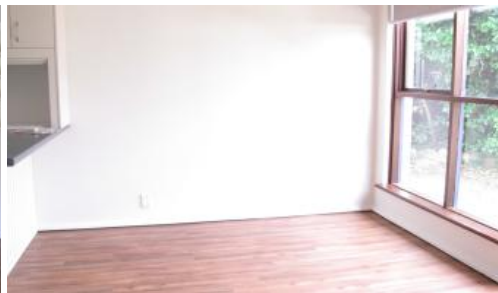




**48 Roberts Rd, Kelmscott**



### Spacious 3x1 with Room to Grow!

This spacious three-bedroom, one bathroom family home in Perth's foothills has so much to offer and is ready for you to turn it into something truly special!

The home occupies a sprawling 1083 sqm block and is minutes to Brookton Highway, Albany Highway, local schools and excellent shopping amenities. Enjoy living on the doorstep of picturesque hills attractions while remaining close to the conveniences of suburbia.

Two of the three bedrooms have adjoining rooms which offer a multitude of uses. The master bedroom has the potential for a walk-in robe or ensuite, while the second bedroom may include a study or play area. All three rooms have ceiling fans and carpets.

Timber laminate flooring flows throughout the light-filled living, dining area and kitchen, where there's a wall-mounted reverse-cycle air conditioner, slow combustion wood heater and a fan to ensure you're kept comfortable year-round. The kitchen features a freestanding electric oven and cooktop, double sink, appliance cupboard and microwave recess.

Families who love entertaining and the outdoors will love the expansive wraparound pergola, and the kids and pets will love exploring the huge garden. There's plenty of room to extend the home to meet your requirements.

Families and investors alike will appreciate the exceptional location benefits on offer. The property enjoys proximity to public and private schools, public

3 1 2 1,083 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25263
<b>Land Area</b>	1,083 m2

#### Agent Details

Jonathan Marlow - 08 9402 2299

#### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



open space, Challis train station, Armadale Hospital, and many local shops nearby.

Register your interest today - contact Tibor Kiss from Xceed Real Estate on 0412 200 188.

#### Property Features:

- Spacious family home on 1083 sqm private block
- Three bedrooms, one bathroom
- Additional 'multi-use' rooms to two bedrooms
- Ceiling fans to all bedrooms and living area
- Wall-mounted air conditioner in kitchen and dining area
- Slow combustion wood heater in living room
- Roller blinds in the bedrooms
- Timber laminate flooring to living areas, carpets to bedrooms
- Well-equipped kitchen and bathroom
- Expansive timber-framed windows
- Huge backyard with shed and 'Hills Hoist' style washing line
- Greywater recycling system which waters the gardens

#### Location:

- 1.5km to Challis Train Station
- 1.32km to Armadale Hospital
- 250m to Good Shepherd Catholic Primary School
- 1km to Kelmscott Primary school
- 1.7km to Kelmscott Senior Highschool
- 3.8km to Cecil Andrews College
- 960m to Albany Highway
- 650m to Brookton Highway
- 650m to Canning Mills Rd
- 4km to Tonkin Highway
- 1.5km to Kelmscott Plaza Shopping Village

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*