



## Kelmscott, 16 Church Street

### Exceptional Street Front Block in the Kelmscott Foothills

Nestled in the picturesque Kelmscott foothills, this cleared approx 319sqm block presents an extraordinary opportunity to create your dream home in a serene, tree-lined setting. Surrounded by lush parklands, this sought-after location offers a perfect balance of natural beauty and modern convenience.

Ideally positioned for effortless living, this prime parcel of land provides seamless access to Albany Highway, Rushton Park, and the highly regarded Kelmscott Primary School. Major transport routes, including Tonkin Highway, are just minutes away, ensuring a smooth commute. The vibrant Perth CBD is within easy reach, approx a 35 to 40 minute drive away offering the best of both worlds peaceful suburban living with city convenience at your fingertips.

With land in this prime location in high demand, opportunities like this don't last long. Act now and secure your future in this exceptional setting. Contact Brian today on 0438 333



LAND 319 m2

**For Sale**  
From \$319,000

**Contact**  
**Brian Scott**  
0438 333 341  
brian.scott@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**

341 for more information.

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## More About this Property

|               |             |
|---------------|-------------|
| Property ID   | 8QYHA2      |
| Property Type | Residential |
| Land Area     | 319 m2      |

### Brian Scott 0438 333 341

Sales Representative | [brian.scott@ljhooker.com.au](mailto:brian.scott@ljhooker.com.au)

### LJ Hooker Thornlie | Canning Vale (08) 9459 7788

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