



13A Dixie Road, Kelmscott

Perfect First Home or Smart Investment

Built in 2024, this beautifully presented three-bedroom, two-bathroom home offers an outstanding opportunity to secure a contemporary residence designed for comfortable, low-maintenance living. Combining modern finishes with a practical floor plan, this home is perfectly suited to first home buyers, downsizers and investors seeking a quality property in a well-connected location.

The home welcomes you with light-filled interiors and a functional open plan living and dining area that creates an inviting central hub for everyday living. Overlooking the main living space, the contemporary kitchen is complete with quality appliances, generous bench space and ample storage, making it both practical and stylish.

The spacious master bedroom enjoys the privacy of its own ensuite, while two additional bedrooms are well-sized and serviced by a modern family bathroom. Sliding doors open to a covered alfresco area, creating an effortless indoor-outdoor lifestyle, while the easy-care 200sqm block allows you to enjoy your weekends with minimal maintenance.

Conveniently located close to local schools, parks, shopping centres

3 2 2

FOR SALE

Offer from \$660K (no strata fees)

VIEW

Sat 25th Jul @ 3:00PM - 3:30PM

AGENTS

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AGENCY

LJ Hooker Subiaco

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Interested parties must rely solely on their own enquiries.



and public transport, this home offers the perfect balance of lifestyle and convenience in the heart of Kelmscott.

FEATURES

Built in 2024

Three well-sized bedrooms

Two modern bathrooms, including ensuite to the master

Contemporary kitchen with quality appliances and ample storage

Light-filled open plan living and dining area

Covered alfresco for year-round entertaining

Double remote garage

- maintenance 200sqm block

Ideal for first home buyers, downsizers and investors

LOCATION

Walking distance to Valentine Reserve and Apex Park

Close to Kelmscott Primary School

Minutes from Kelmscott Village Shopping Centre

Easy access to Kelmscott Train Station

Close to Armadale Health Service

Approximately 30km to Perth CBD

Approximately 20km to Perth Airport

OUTGOINGS

Council Rates: Approx. \$1,200 per annum

Water Rates: Approx. \$1,145.91 per annum

For more information or to arrange a viewing, contact Mark today.

DISCLAIMER

Please be aware the images have been enhanced by AI.

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID	8HNNHF
Property Type	House
House Size	129 m2
Land Area	200 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Shops

Mark Stanhope 0417 088 467

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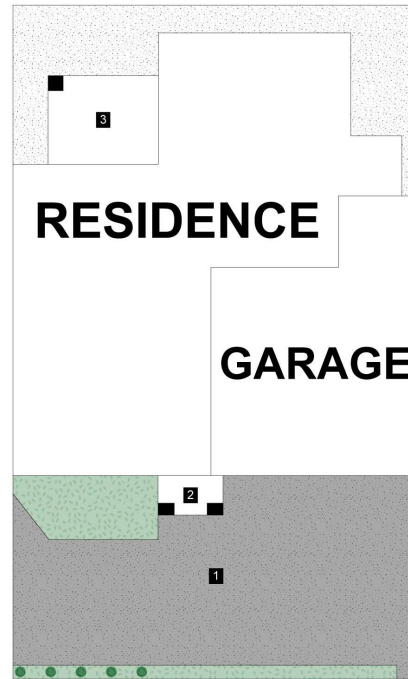


13a Dixie Road, Kelmscott

3 Bed 2 Bath 2 Car



FLOOR PLAN

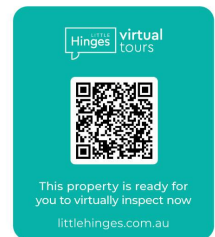


SITE PLAN

LEGEND

1. Driveway
2. Porch
3. Patio

Internal : 129m²
External : 8m²



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