



SOLD!!

12 Kurrajong Way, Camillo

I'VE GOT EVERYTHING YOU COULD WANT

 4  1  2

684 sqm

☎ 08 9398 3000

ATREE
REAL ESTATE

About The Agent



Contact:

Wayne Anderson

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Camillo

Camillo is a south eastern suburb of Perth, Western Australia. Its local government area is the City of Armadale and it was part of Kelmscott until 1978. Until mid-2008, it was named Westfield.

AROUND CAMILLO

SCHOOLS:

- John Wollaston Anglican School
- Kelmscott Senior High School
- Grovelands Primary School

SHOPPING:

- Stargate Shopping Centre
- Kelmscott Plaza
- Dan Murphy's
- Spud Shed
- Caltex
- Aldi
- Bottlemart

CAFÉ'S & RESTAURANTS

- Dome Café Kelmscott
- Sizzler

PARKS & LIFESTYLE:

- Westfield Park Reserve
- New Spring Church
- Amana Living-Thomas Scott Hostel

SHOPPING:

- Stargate Shopping Centre
- Kelmscott Plaza
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- Spud Shed
- Caltex
- Aldi

TRANSPORT:

Served by a range of buses linking the area to the Perth CBD, Murdoch University while many bus services connect the Transperth Trains to Murdoch or Maddington.

Words That Describe This Property

WELL LOOKED AFTER

COMFORTABLE

ALL SEASONS HOME

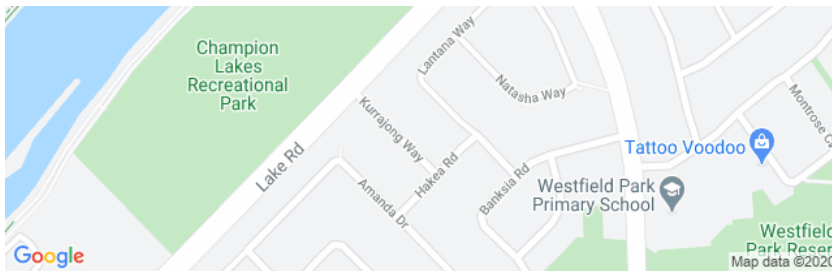
12 Kurrajong Way, Camillo

GREAT ENTERTAINER

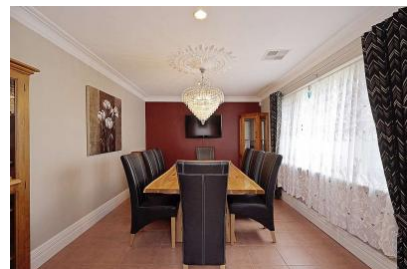
SECURE

SOMETHING FOR EVERYONE

Location Map



Other Views



Features At A Glance

- Fully reticulated gardens and lawns including the council strip
- Fully manicured gardens
- Outdoor gable patio entertainment area
- 7 x 4 pool (salt pool)
- 8 x 3 workshop with 3 phase power
- Solar panels x 8
- Security mesh to all windows and doors - doors are all triple locked including both sliding doors
- Ducted reverse cycle air conditioning
- Gas instantaneous hot water system
- Gas cooking
- Built in wardrobes/cupboards in 3 of the bedrooms
- External blinds with roller shutter on one window
- Gable carport with ability to park 4 cars behind locked

WHAT THE OWNERS LOVE ABOUT THE PROPERTY:

• We have 3 separate living areas where one can easily hide away and enjoy some quiet time. We also have a good sized kitchen with plenty of cupboards, gas cooking and a serving window to the games/family room. We especially love the ducted reverse cycle air conditioning and with the solar panels and not worrying about the running cost. The kids love the below ground swimming pool and the hubby loves his 3 phase powered workshop and along with the all weather gabled patio we've had some good times here but now it's time for someone else to enjoy our home and make it their home.

Land Size: 684sqm

Total Area: Approx 162sqm

Built: 1970

Council Rates: \$1,953

Council: Armadale

Property Inclusions

MAIN BEDROOM

- 1

ENSUITE

- No

BEDROOM

- 3

MAIN BATHROOM

- 1

STUDY

- Yes

GAMES ROOM

- Yes

MEALS/FAMILY ROOM

- Formal dining

LAUNDRY

- Yes

CLIMATE CONTROL

- Ducted reverse cycle air conditioning

HOT WATER SYSTEM

- Instant

POWER & VISION

- 3.5kW Solar panels

GARAGE

- Double carport

SECURITY

- Roller shutter on front window only

RETICULATION

- Yes

LANDSCAPING

- Yes

OUTSIDE

- Below ground swimming pool, 3 phase powered workshop

Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	63 Inverness Circle	4	2	2	Jun 20	700sqm sqm	\$350,000
2	79 Inverness Circle	4	2	2	Jun 20	722sqm sqm	\$360,000
3	14 Sapling Way	4	2	2	Feb 20	696sqm sqm	\$360,000



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