



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**

☎ 0422 471 579

## 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
- Dan Murphy's
- 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

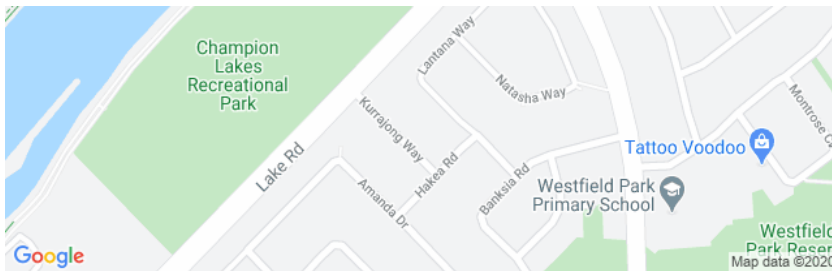
12 Kurrajong Way, Camillo

GREAT ENTERTAINER

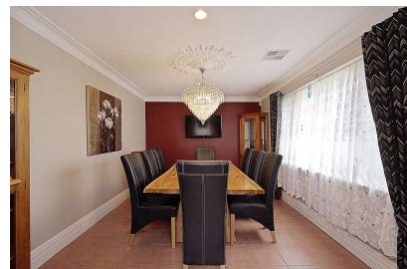
SECURE

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



## Book an Appraisal

### Why sell your property with Attree?

Selling your property is a big decision, and the agent you choose to work with can make a big difference - not just to the price you can get, but the process you'll go through.

We know that selling property isn't an everyday thing for most people, so we do everything we can to make it easy for you. From providing up-to-date info, to guiding you through negotiations, we're by your side every step of the way. We make sure every one of our clients get the personal attention and service they deserve.

### Get in touch

We'd love to discuss how we can help with your property needs. Complete the below form and we will contact you to discuss how we can help.

## More Properties

To view more properties through Attree Real Estate, click on the following link

<https://attreerealestate.com.au/buying/search-properties>

### Links

[More Properties](#)

<https://attreerealestate.com.au/buying/search-properties>