

**1 Kestrel Street, Karrinyup, WA 6018**

**Realmark**

**Sold House**

Monday, 14 August 2023

1 Kestrel Street, Karrinyup, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 895 m2**

**Type: House**



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**\$1,560,000**

Auction Saturday 22nd July @ 11am What we love. Discover the perfect canvas for your family's next chapter in this picturesque park-side residence, nestled in the sought-after location of Karrinyup. This charming home, set against the backdrop of Williton Kestrel Reserve, offers an abundance of character and endless possibilities. Spanning an impressive 895 sqm corner block, this R20 block lends itself to future wealth creation with sub-division potential (STCA). Here you have a unique opportunity to capture ocean glimpses and park views with a two-story dream home, one for you and one for investment. As is, the property provides ample space for your dreams to unfold. With 203 sqm of living area, you'll have all the room you need to explore and customise to your heart's desire. Location is key, and this blue-chip Karrinyup gem is a true treasure. Within a stone's throw of Karrinyup Primary and Early Learning Centre, your mornings will be a breeze. And with the convenience of Karrinyup Shopping Complex just a short stroll away, you'll have easy access to retail therapy and family entertainment. Golf enthusiasts will appreciate the proximity to Lake Karrinyup Country Club and Hamersley Golf Course, offering the perfect opportunity for a quick nine holes before work. And if you crave the sun and sand, Trigg Beach is just a minute's drive away. This truly is the perfect starting point for the story of 1 Kestrel Street. What you need to know. Nestled on an expansive 895 sqm block overlooking the park, this home provides a tranquil haven for family living. Mature tropical gardens surround the property, offering privacy and charm. With a garage and additional driveway parking, convenience is at your doorstep. Step inside and be captivated by the versatile floor plan designed to accommodate a growing family. The formal living area sets the stage for endless movie nights and unforgettable gatherings. Flowing seamlessly into the meals and kitchen area, you'll have the perfect space to cook, create, and bond. A split system ensures year-round comfort, while the kitchen presents an opportunity to unleash your culinary skills with some modernisation. The home also features a formal dining area and a second living space, allowing for various configurations to suit your family's needs, such as an activity or home office. Step outside, where an enchanting garden awaits your exploration. The kids will adore the "secret garden" feel, with lush lawns for the footy season practice or trampoline, while adults can unwind in the alfresco area, marking the beginning of BBQ season. And let's not forget the huge in-ground pool, perfect for cooling off during hot summer days and creating cherished memories for years to come. Venturing back indoors, you'll discover two bedrooms on the ground floor with built-in robes, accompanied by the main bathroom and conveniently located laundry. Upstairs, the parents' retreat beckons, offering a serene space to relax and unwind. With a balcony boasting park views, picture yourself sipping coffee as the sun rises over the treetops, accompanied by the gentle melodies of awakening birds; in the evening, you can capture the Rottne Lighthouse lights as the sun sets over the ocean. The retreat also features a ceiling fan, ensuite, and walk-in robe, providing the ultimate sanctuary. 1 Kestrel Street is a spacious family home perfectly positioned alongside a park and presents an exceptional opportunity for you to make it your own. With room to grow and flourish, this property is poised to become a cherished haven for generations to come. Features included but are not limited to; • Bore reticulation • Split system air conditioning • Pool • Solar panels • Gas bayonets • Ceiling fan • Linen storage • Laundry with outdoor access • Balcony with park views • Side gate access • Future wealth creation with subdivision opportunity STCA