

**10 Wittecarra Crescent, Port Kennedy, WA 6172**

**JW**

**Sold House**

Thursday, 16 November 2023

10 Wittecarra Crescent, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

**\$600,000**

What: A 540sqm parcel of land with a 4 bedroom, 2 bathroom home with a flexible floorplan and secure double enclosed carport  
Who: Investors seeking quality or families searching for modern low maintenance living  
Where: Walking distance to schooling and close to retail, recreation and the impressive coastline that borders the area  
This superb 4 bedroom, 2 bathroom home simply overflows with a variety of living options to suit a range of buyers, including the astute investor, given a tenant already in place until April 2024 providing an easy opportunity for a quality purchase in a centrally located, community minded position. Situated on a peaceful street in the beloved St Michel Estate, you have the enormous Rockingham Lakes Oval and attached Primary School at the end of the road ensuring the school run is a breeze, there's a choice of parkland in all directions and easy access to both Port Kennedy and Warnbro for all your retail requirements. The lawned front yard and striking frontage with its pops of blue make this home stand out amongst its neighbours, with the front windows providing roller shutters for both shade and privacy to the rooms within, and the enclosed carport and driveway offering plenty of parking options. The covered porch offers the first of many spots to sit and relax, with handy carport access an added convenience, and once inside the hallway with timber effect flooring takes your eye to both the family living at the rear and the formal lounge on your right, perfectly placed as a quiet retreat from the rest of the residence, this room would make for a prime home theatre given the shutters to the windows creating excellent movie viewing conditions. Across the hallway you have the first of your minor bedrooms or a practical home office, with soft carpet to the floor and an open robe for storage, and further along to the right, your master suite, with more of that plush carpet, ample robe space with a double and single for use and an ensuite with shower, vanity, and WC. The modern family bathroom sits next, updated with crisp white tiling that runs from floor to ceiling, a shower with glass screen, large vanity, and WC, with two further bedrooms completing this section, both with dual open robes and carpet to the floor. The vast open plan kitchen, living and dining space sits centrally within the home to create a family hub, with an effective reverse cycle air conditioning unit and plenty of downlighting to highlight the space and size. The kitchen is contemporary by design with a feature splashback window that overlooks the alfresco, contrasting blue cabinetry to the lower with bright white to the upper, in-built wall oven and induction cooktop and an impressive island bench for casual dining or entertaining around, with the laundry tucked off the kitchen with both storage and bench space. And lastly, you have another bedroom or activity space to the rear of the home, carpeted with a built-in robe for storage and showcasing this properties versatility with a floorplan that allows for complete flexibility to accommodate up to 5 bedrooms, or 4 with a study or activity room. Stepping to your outdoor living, you have a substantial undercover patio to enjoy, with paving that creates a border around the entire property, plus an expansive rear garden filled with lush green lawn and fully fenced to allow the children or pets to safely play. With the carport providing storage to the side and a handy garden shed, this fantastic residence offers all the benefits of a modern family home. And the reason why this property is your perfect fit? Offering a rare flexibility, this home allows you to cater to a variety of family living arrangements, all in complete contemporary comfort. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.