

**103 Grand Ocean Boulevard, Port Kennedy, WA  
6172**

*Elders*

**Sold House**

Tuesday, 17 October 2023

103 Grand Ocean Boulevard, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Tony Ansara  
0410107787

## Contact agent

Calling All Designers, Renovators and Handymen! This property is ready for a little TLC, though it has lots of potential and is situated in the sought-after established beachside suburb of Port Kennedy. Make it your own! Positioned on a generous 710sqm\* block, this large family home features 4 spacious bedrooms, 3 bathrooms, study or nursery, large kitchen, multiple living areas consisting of a front lounge with a split system air-conditioner, open plan living area and games room, media/activity room, large patio entertaining area and double car garage for secure parking. This Property surely won't last long! Ideally located within a short distance of beautiful parklands, shopping facilities, schooling, public transport and the pristine beaches of Warnbro. Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available. Property Features Year built 1998 Lot size 710m2\* Portico entrance Double door entry 4 Large Bedrooms (Master bedroom with walk-in robe, Minor bedrooms with built-in robes)3 Bathrooms Study or Nursery Front living room Large kitchen with large fridge recess and pantry Large family living area Games room Media/Activity room Laundry with linen closet Split system air-conditioner (in the lounge)Large A-framed decked patio Double car garage Location Features Nearest bus stop (Grand Ocean Blvd After Cote Dazur Gardens) 63m\* Warnbro Beach 500m\* Stargate Shopping Centre – Port Kennedy 1.4km\* Aqua Jetty 1.8km\* Warnbro Centre 2km\* Port Kennedy Central Dental Care 3.3km\* Port Kennedy Central 3.8km\* Kennedy Bay Medical Centre 3.8km\* Warnbro Train Station 5.3km\* Perth 55.3km\* Schools Port Kennedy Primary School 1.9km\* Warnbro Primary School 2.4km\* Koorana Primary School 2.2km\* Rockingham Lakes Primary School 2.8km\* Warnbro Community High School 1.2km\* St Bernadette's Catholic Primary School 2.2km\* Living Waters Lutheran College 1.2km\* The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.