

**11 Durance Drive, Port Kennedy, WA 6172**

**JW**

**Sold House**

Friday, 25 August 2023

11 Durance Drive, Port Kennedy, WA 6172

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 273 m<sup>2</sup>

Type: House

**\$425,000**

What: A relaxed, coastal abode with 3 bedrooms, a well-equipped bathroom and drive through car port, all on a 273sqm parcel of land. Who: Those seeking low maintenance living in a prime location. Where: Just a quick stroll from shopping facilities, parkland, and the immaculate white sandy beaches just 700m from your door. Aside from its incredible location, this home is perfectly placed to provide easy living to a variety of buyers, including remote workers, investors and first timers with its freshly painted interior, choice of living areas, generously spaced bedrooms and private courtyard ensuring minimal upkeep and maximum comfort. Positioned just a 700m walk from the pristine coastline, and even less to fantastic parkland with its tranquil lake to enjoy, all your recreation needs will be well covered, and with the wonderful Links Kennedy Bay golf course and restaurant just a little further, plus the local shopping precinct you really do have all you could need on your doorstep. Set back behind a lawned front yard, the paved driveway leads you to the covered verandah before stepping inside and into the first of two living spaces, with newly installed flooring to draw your eye through the property you'll notice a clean, neutral interior, flooded with natural light to enhance the sense of space. To the left of the entry is your master bedroom, with newly updated soft carpet under foot, a walk in robe and semi-ensuite access to the main bathroom with both a shower and bath and a large window for the light to flood in. Bedrooms 2 and 3 sit to the rear of the home, with built in robes, freshly installed carpet and easy access to the WC, laundry with linen closet and bathroom. The main living area is positioned to overlook the courtyard, with the lounge and dining space wrapping around the kitchen to provide effortless relaxation or entertaining, and with a reverse cycle air conditioning unit to ensure year round comfort. The kitchen sits centrally in the space, with a large wraparound bench for gathering around, inbuilt stainless-steel appliances and plenty of cabinetry including a walk-in pantry. Sliding doors lead you to a paved courtyard that surrounds the rear of the home and provides maintenance free outdoor living, with additional features including a brick built storage area, drive through access from the enclosed single vehicle carport and a brand new instantaneous hot water system. And the reason why this property is your perfect fit? Because easy coastal living never looked so good. 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.