

**11 Westminster Grove, Port Kennedy, WA 6172**

**Harcourts**

**Sold House**

Monday, 14 August 2023

11 Westminster Grove, Port Kennedy, WA 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 856 m2

Type: House

**\$550,000**

11 Westminster Grove is located in the heart of the ever popular St Clair Estate. It is situated at the end of a small but very neat and tidy court, on a generous 856m<sup>2</sup> block. Surrounded by quality and well maintained homes, this property is well worth a look. With 4 bedrooms, 2 bathrooms, 2 separate living areas, large powered workshop, double gate access and an impressive list of bonus extras - listed below. If location is important to you, 11 Westminster Grove is only 4 minutes from the white sandy beaches and sparkling blue waters of the Indian Ocean and a couple of minutes walk from St Clair Reserve. This rambling parkland features large shade trees, rolling lawned areas, children's play equipment, basketball court, enclosed dog park and ornamental lake complete with its own resident family's of water birds. This beautifully presented family home is located centrally and very conveniently within only minutes of the most frequented local services, amenities and attractions - locations - listed below. 11 Westminster Grove will suit a wide variety of buyers - 1st Home Buyers, families looking for a home with plenty of room for children and pets to securely run and play, all within a family orientated community. Alternatively it would represent a prudent and profitable addition to any Investment Portfolio. A current rental appraisal is available on request.

**Bonus Features:-** Freshly painted interior- New bore pump and sprinkler heads - 4 weeks old- Updated Westinghouse wall oven and separate grill (18 months old)- Updated Westinghouse glass 4 burner electric hob (18 months old)- RC Split System Air Conditioner (4 years old) and Gas Bayonet- Security doors to all external doors- All windows are key and button locked- Electric hot water system is 2 years old- External sensor lighting- New smoke alarms and RCD's

**Features Of The Home:-** Enter from the front through security door- Lounge - an expansive space overlooking the front garden and side patio and featuring a RC split air conditioner, Fox Tel point and gas bayonet- Living/Dining - is open plan to the kitchen and overlooks and opens to the rear garden. TV point- Kitchen - includes as new appliances (18 months old) - Westinghouse electric fan forced wall oven with separate grill and a matching glass electric 4 burner hob (18 months old) pantry, fridge recess and ample cupboards and bench space.- Master Bedroom - Is king size and overlooks the front garden and includes a walk in robe and new block out drapes.- Ensuite - features a shower, vanity and WC- Bedroom 2 - is double sized and overlooks the front gardens. Room for a robe- Bedroom 3 - overlooks the rear gardens, is queen size and includes a robe- Bedroom 4 - also overlooks the rear garden and is a king single size - new carpet + side drapes- Bathroom - located near the family bathrooms and includes a shower, bath and vanity- Laundry is accessed from the kitchen

**Outside Features:-** Car Port- Access - double gate side access from the front and from the side to the rear- Workshop - is powered and is an app 5m x 5m colour bond structure- Patio - a paved colour bond structure- Garden Shed - app 2m x 2m- Gardens - both front and rear yards feature extensive paving and spacious lawned areas. The rear yard provides plenty of room for children and pets and enough room to add a pool and or a granny flat.

**Locations:-** Nippers St Clair Child Care Centre - 3 minute drive- Goodstart Early Learning PK - 3 minute drive- Busy Bees at Port Kennedy - 4 minute drive- Port Kennedy Primary School (K6) - 2 minute drive or 1 minute walk- St Bernadette Primary School (PP-6) 2 minute drive- Endeavour Primary School (K-6) - 4 minute drive- Warnbro Senior High School (7-12) - 4 minute drive- Rockingham Montessori School PK Campus - 4 minute drive- Stargate Neighbourhood Shops + IGA - 3 minute drive- Port Kennedy Shopping Centre - 3 minute drive- Port Kennedy Tavern - 3 minute drive- Port Kennedy Beach - 4 minute drive- Aqua Jetty - 3 minute drive- Port Kennedy Skate Park - 3 minute drive- St Claire Reserve - 2 minute walk- Kennedy Golf Links - by the ocean - 7 minute drive- Lark Hill Sports Complex - 5 minute drive- Train Station - 7 minute drive

With its prime and very convenient location, 855m<sup>2</sup> block size, powered workshop and impressive list of bonus extras already in place it is clear this quintessential family home will tick a lot of boxes for a lot of buyers. To avoid disappointment, put 11 Westminster Grove at the top of your Must See List and be first to visit the Home Open so you don't miss your opportunity to Make It Your Own. You are always welcome to contact 'Peter Padovan - 0414 985 256' if you would like further information regarding this well located property,