

**12/2 Long Beach Rise, Port Kennedy, WA 6172**

**Harcourts**

**House For Sale**

Monday, 20 May 2024

12/2 Long Beach Rise, Port Kennedy, WA 6172

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 195 m2**

**Type: House**



Trish Nepia

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**\* Just Listed !! \***

This Executive Style Townhouse only 250mtrs from the ocean, is the perfect combination of quality, class, style & coastal !! Home, Holiday Home, Investment .... all the options !! Built by Central Avenue Homes - Perth's 5-star custom home designer (Part of the Accent Home Building group) 2012 quality built 3x2x2 - 2 storey Executive Style Townhouse

Upstairs:- Modern upside down style, open plan kitchen, meals & living Gabled cedar-lined balcony with gas point for bbq King size master with his & her walk-in-robos Spacious resort-style ensuite with his & her vanities Powder room with dual access

Downstairs:- Kitchenette/bar downstairs & potential for 'dual' living Queen size minor bedrooms with built-in robes & high ceilings Stunning main bathroom with his & her vanities + dual access Fabulous private laundry recess under stairs Spacious courtyard for entertaining (tranquil & private) Outdoor shower (hot & cold) Oversize, secure double garage with tool storage/workshop recess & shoppers entry

The Details:- No cost spared in the quality of fixtures & fittings - including:- Quality LED lighting & remote control fans through-out Sunblock window treatments Quality commercial grade 'wood-look' flooring right through Quality carpets to all bedrooms Large reverse cycle split system air conditioners x3 Resort-style bathrooms including stone tops, dual vanities & quality fittings Plumbed kitchenette including stone top (downstairs) Gas point for heating upstairs Gas point for bbq (upstairs balcony) Instant hot water system Security screens Tinted windows Concrete flooring to 2nd story 31 course (extra height) + vaulted ceilings

upstairs Cedar-timber-lined pitched balcony Stainless steel railing to the upstairs balcony (no rust) 31 course (extra height) ceilings downstairs Poured limestone & custom shade sail to the courtyard Double brick construction with gib-board (both external & interior walls) With over 179sqm of living... All on a 195sqm, well utilized block !!

Additional Info:- Water Rates (approx.) \$1100pa Shire Rates (approx.) \$1800pa Strata Fees - Not Applicable!! Rental Appraisal:- \$750pwk - \$800pwk (approx.) Sale Price Guide:- Mid to Low \$700,000s Location:- 150m to The Links Golf Course & 'New Clubhouse' including the new 'Birdie Restaurant', Nature playground & mini-golf 250m to the Ocean/Waters Edge 430m to the nearby Boat Ramp 65m to the up & coming 'new village centre', new jetty, boat moorings & more as per the Kennedy Bay development plans (Checkout the links below for more info) \* Links to the Kennedy Bay Development Plans/Info :- <https://rockingham.wa.gov.au/planning-and-building/local-planning/kennedy-bay> \* Kennedy Bay Master Precinct Plan:- <https://kennedybay.com.au/Why-build?> This is the 'move-in ready' coastal dream we all aspire too. \* Video walk through available via WhatsApp (simply message me on WhatsApp 0409 788 619) \* Grand 1st Home Open THIS Thursday 23rd May 5pm to 6pm !! Can't Wait To Show You Through : )