

**12 Tryall Avenue, Port Kennedy, WA 6172**



**Sold House**

Tuesday, 2 April 2024

12 Tryall Avenue, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 571 m2**

**Type: House**



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**\$630,000**

LOW MAINTENANCE COASTAL LIVING Set in an ultra-central position surrounded by parkland with the pristine ocean just beyond, you find this fantastic 571sqm\* block. Designed for family living, the 151sqm\* interior provides complete comfort throughout the easy flow floorplan, with multiple living and entertaining areas, including the large Colorbond patio to the rear. The four spacious bedrooms all sit to the right side of the property, with the master to the front to enjoy the beautiful bay window and garden views, leaving the left side of the residence reserved for peaceful relaxation with a formal lounge and casual family living, dining and kitchen. Tenanted until late September 2024, this is the ideal opportunity for the investor seeking an established rental property, or the family searching for quality living in a popular yet tranquil position. Located with a variety of parkland to choose from, along with both public and private schooling within walking distance, this family orientated setting offers laid back living, with all the essentials on hand including a range of retail and recreation options close by, both public transport and road links, and of course, the sensational coastline, beaches, golf course and boat ramp that make this area such a sought after spot to call home. Features of the home include:- Well-spaced master suite to the front of the home, with soft carpet to the floor and an efficient reverse cycle air conditioning unit, with a wonderful bay window to flood the room with soft natural lighting, plus a walk-in robe and ensuite with shower enclosure, vanity and WC- Three further bedrooms, all with carpeted flooring and built-in robes, and two with cooling ceiling fans - Family bathroom, centrally positioned between the bedrooms, with a bath, shower and vanity, plus separate WC and laundry with direct side access - Corner kitchen, with a sweeping benchtop and breakfast bar, ample cabinetry including a walk-in pantry, dedicated fridge recess and built-in wall oven with gas cooktop- Open plan living and dining room with high ceilings to add to the sense of space, tiled flooring and another reverse cycle air conditioning unit - Formal living room to the front of the home, with another beautiful bay window, carpeted flooring and a dining or study nook - Tiled entry foyer - Spacious covered alfresco to the side of the home, with brick paving and fenced from the remainder of the garden for added seclusion - Fully fenced rear yard, with lawn and a handy garden shed - Bore/reticulation- Front garden with lawn and a sheltered porch - Enclosed double carport with roller door Built in 1998 and overflowing with space both inside and out, this neat and tidy property provides absolute comfort and convenience with its carefully designed floorplan, well-proportioned living options and spacious gardens, all perfectly placed for laid back coastal living. Contact Bernie today on 0433 707 633 to arrange your viewing. 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.