

12B Elbury Court, Kingsley, WA 6026

vivian's

Sold House

Saturday, 30 September 2023

12B Elbury Court, Kingsley, WA 6026

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 140 m2

Type: House



Gill Vivian

0415853926

\$816,000

So very light and bright and beautifully renovated to a very high standard, this 3-bedroom, 2-bathroom, free standing duplex plus carport, sits on a very manageable block in a very quiet cul de sac position in Kingsley.. The floor plan is perfect with the large wide door at the entry that opens out into the living/dining room that has high ceilings, which gives an incredible feeling of space. The kitchen has been totally renovated with lovely stone bench tops, dishwasher, fantastic storage and a large chefs' stove. This kitchen has been so well thought out, even to the very last power point that has been hidden in the cupboards. Offering a good sized, second living area which flows out to the pitched, covered alfresco area which has been decked for easy care, perfect entertainer's area through winter or summer. This alfresco area faces east, which means it will get all the morning sun, but not the hot afternoon sun. There is a small area of garden and a grassed area at the rear with a medium sized storage shed that is fully powered plus a drying area. The master bedroom is a good size with ample wardrobe cupboards, plus the ensuite bathroom is light, bright and roomy, with a large shower recess and vanity. Leading from the family room are the two minor bedrooms, second bathroom - with a large shower and a beautiful bath. The laundry is separate which offers ample cupboard space and a door to the rear. Want to simply move in and enjoy? Look no further than 12B Elbury Court. All offers by 6pm Thursday 12th October 2023 unless sold prior. The sellers reserve their right to accept an offer prior without any notice. Why we love this property: • Located in a quiet cul-de-sac • Open plan layout, perfect for entertaining • Ceiling fans and evaporative air conditioning to keep you cool in Summer • Quality hybrid wooden flooring throughout • Medium sized backyard with established lawn and gardens, plus private entertainers' alfresco area. Why we love the location: • 315m to Shepherds Bush Playground • 360m to Dalmain Primary School • 660m to Goollelal Primary School • 700m to Kingsley Village Shopping Centre. For more information or to book an inspection please contact Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926. Please note that while every best effort is made to ensure rates are correct at the time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The dog does not go with the home. Council rates: \$1,627.80 Water rates: \$1,065.91