

# 13 Belmez Turn, Port Kennedy, WA 6172

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## House For Sale

Friday, 24 May 2024

13 Belmez Turn, Port Kennedy, WA 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 622 m2

Type: House



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## **UNDER OFFER - Offers From \$649,000**

Beautifully renovated family home with a large workshop. Discover your dream home in Port Kennedy's beautiful St Michel Estate, nestled near Rockingham Lakes Primary School and the serene Salamanca Reserve. This immaculate 4-bedroom, 2-bathroom residence boasts a beautifully renovated kitchen and ensuite, along with an updated bathroom for modern living. Enjoy the spacious open-plan living area complete with a cosy wood fire and split system air conditioning, alongside versatile separate living spaces including a lounge, family room, dining area, sunken games room, and a large, enclosed patio. The outdoor area is perfect for family fun, featuring a large patio that overlooks a grassed area ideal for kids and pets, complemented by a spacious workshop for all your projects. Experience the perfect blend of comfort, style, and convenience in this exceptional home. Independent Rental Appraisal: \$630 to \$670 per week. Features include:

- Reverse cycle air-conditioning
- New hybrid flooring, LED down-lights, and roof restoration, including gutters
- Multiple living areas including lounge, family, games, and enclosed patio
- Beautifully renovated kitchen with ample storage space, stainless steel appliances and dishwasher
- Open plan living area with a wood fire and reverse cycle split system air-conditioner
- King-size master bedroom with reverse cycle split system, walk-in robe, and barn doors to the ensuite
- Beautifully renovated ensuite with floor to ceiling tiling
- Good sized minor bedrooms, all with robe recess
- Entertain outdoors under the large patio that has been fitted with a ceiling fan
- Bore reticulation to keep your lawns and gardens lush, while saving on your water bills
- Solar panels to further save on your utility bills
- Large double carport with access to the rear and shoppers' entrance
- Large workshop with a lean-to and space behind for a veggie patch

Act now, don't let this beautiful home slip through your fingers! You are always welcome to contact Shaun Hogarth if you would like further information regarding this property or to organise a personal inspection outside the home open.[www.belleproperty.com/terms-of-use](http://www.belleproperty.com/terms-of-use)