

**14 Edgbaston Crescent, Port Kennedy, WA 6172**

**JW**

**Sold House**

Friday, 10 November 2023

14 Edgbaston Crescent, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 552 m2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

**\$590,000**

**What:** A 4 bedroom, 2 bathroom home with a double garage and workshop to the rear **Who:** Buyers seeking a well-placed home with fantastic indoor and outdoor living **Where:** Positioned for family life, just walking distance to schooling and parkland and moments from either Port Kennedy or Warnbro with their range of retail and dining facilities This carefully designed family home sits in the sought after St Michel Estate just an easy stroll to parkland, schooling and childcare facilities making this a wonderful choice for relaxed, comfortable living with everything you need close at hand. Inside the property, the floorplan offers distinct zones for both quiet time and family gatherings with all four bedrooms positioned on the left side of the home, with the right side dedicated to living, dining and entertaining, with a seamless flow out to the alfresco and spacious gardens. Offering a large, lawned front yard, the driveway leads you to your double remote garage and the residence itself with shade blinds to the front windows for both privacy and cooling, then upon entry you find the formal lounge to your immediate right, with carpeted flooring the room could serve as an activity space or secondary living area given its easy transition to the family hub beyond. Opposite here you have a handy storage closet in the entryway and then the master suite, with the cooling effects of a ceiling fan and reverse cycle air conditioning unit ensuring the perfect nights sleep every time, with a walk-in robe, carpet underfoot and an ensuite with shower, vanity, and WC. The hallway continues to the open plan family living area with firstly the kitchen, providing plenty of storage with a full height pantry and ample lower cabinetry, feature black benchtops and an in-built oven and gas cooktop. The living and dining area borders the alfresco, with effective overhead fans and another reverse cycle air conditioning unit, with the games area sitting to the rear of the home, providing soft carpet to the floor, reverse cycle air conditioning and plenty of natural light. Bedrooms 2, 3 and 4 all sit within a passage to the left, with continuous carpet running throughout the hallway and bedrooms themselves, with all providing built-in robes and light and bright well-spaced rooms for the children or guests to claim as their own. The main bathroom is fully equipped with a shower, bath, and vanity, with a separate WC and laundry with linen closet. Stepping outside, the entire side of the home sits undercover with a border of Frangipani to provide plenty of relaxed outdoor living, then through a gated entry the rear garden offers ample lawn, with the fully fenced surrounds providing a secure spot for the children or pets to roam. Lastly, you have a sizeable workshop, with your double garage offering roller door drive through access to the rear, and an added covered storage area to the side. And the reason why this property is your perfect fit? Because this perfectly located abode needs minimal upkeep whilst offering maximum comfort. **Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.