

**15 Alice Road, Port Kennedy, WA 6172**

*Elders*

**House For Sale**

Tuesday, 26 March 2024

15 Alice Road, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



Bernie Egan  
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## Offers Low \$600,000's

This truly delightful family home simply overflows with light and bright living options that effortlessly switch between formal and informal and flow seamlessly between indoor and out, all perfectly placed on a 476sqm\* lot just a short stroll from tranquil parkland. The residence itself offers 200sqm\* internally, with your oversized master suite to the front, and the three further bedrooms following along the left side of the home, with a formal lounge and open plan living, dining, kitchen and games area completing the interior, while outside you have covered alfresco dining and an easy care garden to enjoy. Located for family life, you have beautiful parkland just a few steps from home in either direction, with endless green space, tranquil lakes and meandering pathways to explore. The local Rockingham Lakes Primary School is within walking distance, with both Port Kennedy and Warnbro shopping centres a little further offering a wide range of retail and dining outlets, and easy bus, train and road links to the surrounding suburbs and beyond, whilst not forgetting the pristine ocean, boat ramp and golf course that make this area such a sought after location all within reach. Features of the home include:- Generously spaced master suite to the front of the home, with timber effect flooring, a cooling ceiling fan and beautiful bay window that could serve as your own private retreat area, with two walk-in robes and an ensuite with shower, vanity and WC - Three sizeable minor bedrooms, all with effective ceiling fans, more of that striking timber effect flooring and either walk-in or built-in robes - Main bathroom with bath, shower and vanity, centrally positioned for ease of use, with a separate WC- Laundry with modern wooden benchtop and cabinetry - Corner kitchen with wraparound benchtop that extends to a breakfast bar with seating, plenty of cabinetry including a full height pantry, in-built wall oven and gas cooktop, dedicated fridge and microwave recess and handy shoppers entry from the garage - Sweeping open plan living, dining and games area, with timber effect flooring, another feature bay window and sliding door access to the alfresco - Separate lounge on entry, with plenty of natural light and views to the front gardens - Ducted air conditioning throughout - Covered alfresco area that wraps around the corner of the home, offering plenty of options to dine or entertain outdoors, with paving that extends around the perimeter - Synthetic lawn to the rear yard for ease of upkeep, and fully fenced for peace of mind - Lawned front garden with a red brick façade and covered entry portico - Double remote garage Built in 2004, this fantastic property offers comfortable living for the entire family and an appealing option for investors, families or those seeking low maintenance living in a conveniently central location, with all life's necessities within easy reach and the sensational coastline and beaches just a little further. 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 and distances are approximate only and marked with an (\*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.