

# 16 Kinsale Bend, Port Kennedy, WA 6172



## House For Sale

Tuesday, 9 April 2024

16 Kinsale Bend, Port Kennedy, WA 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 495 m2

Type: House



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## Offers Low \$700,000's

Positioned in a peaceful street amongst quality homes you find this delightful 4 bedroom, 2 bathroom property. Set on a 495sqm\* block, the modern interior flows between light and bright living to offer multiple areas for relaxation or entertaining, before effortlessly transitioning to the alfresco living, with a huge domed area that truly offers an additional room and a seamless flow between indoor and out. The interior spreads over 187sqm\*, with a spacious master suite at the front, three further bedrooms, a family bathroom, lounge on entry and a vast open plan living, dining and games area with the kitchen overseeing it all, followed by that sensational outdoor space, and lawned gardens. With parkland bordering the back fence, and a charming reserve just a little further, you have plenty of greenspace to enjoy, along with the nearby golf course for the enthusiast, and the pristine beaches, foreshore and boat ramp all conveniently a short trip from home, ensuring endless recreational options for the entire family. For day-to-day living, central Port Kennedy is easily reached, with a range of retail and dining options, along with both public and private schooling and transport and road links, making this the ideal spot for the family or investor. Features of the home include:- Generous master suite, flooded with natural light with views to the front garden, with soft carpet to the floor, downlighting and twin walk-in robes, plus an ensuite with an extended vanity, walk-in shower with glass screen and floor to ceiling tiling - Three minor bedrooms, all of a good size with carpeted flooring, downlighting and built-in robes - Central bathroom with a shower, bath and vanity, with a sizeable laundry with side garden access and a private WC- Substantial kitchen, placed at the heart of the home, with plentiful cabinetry, a full height pantry, in-built wall oven, gas cooktop and rangehood, plus a sweeping benchtop with seating - Living and dining area directly off the kitchen, with Black Butt timber flooring and more downlighting, plus a zoned games area with reverse cycle air conditioning unit and sliding door access to the alfresco - Lounge on entry, with soft carpet for a cosy feel and an open design to allow a free flow to the main living beyond - Ducted air conditioning- Exterior window shutters - Epic domed roof alfresco area, designed as an extension of the home, with ample room for relaxation or entertaining, plus café blinds for use in all seasons, and limestone flooring that extends outward to built-in bench seating and raised garden beds - Lawned rear yard, with a sizeable garden shed - Appealing front garden, with lawn and established plant life - Double remote garage, with access to the rear garden Built in 2006, this sensational property provides a range of comfortable living options suitable for even the largest of families, with an easy flow floorplan ensuring an uninterrupted path between indoor and out, and all set in a wonderful coastal position, just moments from endless retail and recreation. 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. Buyers Note: 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.