

**16 Kirribilli Court, Kallaroo, WA 6025**



**House For Sale**

Wednesday, 22 November 2023

16 Kirribilli Court, Kallaroo, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 865 m2**

**Type: House**



Sangita Forrest  
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## Online Offers Close 5th December at 4pm

All Offers Presented by RESO Online Campaign. Please scan the QR Code to make your online offer (see last image). Please note the ranking date and times as follows: Friday 24th November at 2pm Monday 27th November at 2pm Friday 01st December at 2pm Monday 04th December at 2pm Final ranking Tuesday 5th December at 2pm\*\*The seller reserves the right to accept an offer prior to the closing date\*\*

Traditional in every aspect, this fabulous four-bedroom plus study coastal home boasts contemporary touches throughout the light-filled design. Freshly painted with brand new carpets, the inviting abode rests in a serene cul-de-sac locale in North Shore Estate, and with a bit of luck, could very well be your forever family home!

Sangita Forrest very proudly presents 16 Kirribilli Court, Kallaroo Experience the freedom of open-concept living with a fluid floor plan that effortlessly connects the living, dining, and kitchen areas. The result is a bright, airy, and welcoming family space for both relaxation and entertaining. Enjoy more intimate family moments with separate formal and lounging zones at the front of the home, plus a games room boasting a built-in bar nook. The outdoor patio is perfectly accessible from the games area and showcases spacious entertaining with low maintenance gardens, along with a sparkling swimming pool encompassed by secure fencing and lush green lawn complete with easy-care reticulation. Beautifully presented inside and out, this wonderful family home offers a great location and lifestyle in one immaculate package. Moments from reputable local schools, shopping centres, easy transportation facilities and of course the pristine coastline with white sandy beaches and enviable sunsets, it'll leave you wanting nothing more!

**PROPERTY FEATURES:**

- Four-bedroom, two-bathroom home
- Double door entry with tiled hallway
- Freshly painted with new carpets
- Formal lounge and dining
- Cosy study with garden views
- Kitchen complete with granite bench tops, gas stovetop, electric oven and two pantry cupboards all overlooking the entertaining area
- Cupboards in the hallway and living area for extra storage
- Games room with bar and access to the large undercover patio for outdoor entertainment
- Fully fenced below ground swimming pool
- Master bedroom suite with walk-in wardrobe, ensuite bathroom with stone benchtop, dual vanities, and a shower with floor to ceiling tiling
- Great secondary bedrooms all with built-in wardrobes
- Renovated family bathroom with rainwater shower & free standing bath
- Laundry with separate toilet
- Ducted reverse cycle air conditioning
- Lawn area with reticulated gardens
- Powered brick storeroom/workshop space at rear
- Double garage with side door allowing front door access
- Side gate access
- Gas hot water storage system
- Solar panel system

**LOCATION FEATURES:**

- Walking distance to Springfield Primary School and close to St Marks Anglican Community School
- Close to Westfield Whitfords Shopping Centre to cater for all amenities and activities
- Easy access to main arterial roads and public transport facilities
- Moments from the wonderful Mullaloo and Whitfords Beach coastline offering a family-friendly community bustling with cafes, restaurants and activities
- Plenty of parks and nature reserves surrounding
- Nearby Hillarys Boat Harbour with marina, restaurants, cafes, specialty shopping and often family entertainment

What's it worth to you? Call Sangita Forrest on 0424 088 058.