

**17 McBeth Way, Kardinya, WA 6163**

THE AGENCY

**Sold House**

Friday, 3 November 2023

17 McBeth Way, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



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**\$925,000**

Perched on a spacious 740sqm (approx.) block that boasts exciting R25 zoning and promising subdivision potential, this warm and welcoming 4 bedroom 2 bathroom home offers plenty – including comfortable family living for all involved. You will absolutely adore the functionality of this fantastic floor plan and its three separate living zones – a sunken front lounge room, massive back games room and a generous casual living/family room in between. The bedrooms are perfectly positioned to one side of the house, whilst flat and gabled patios encourage covered outdoor entertaining all year round, overlooking a shimmering below-ground backyard swimming pool in the process. It's time to start counting down the days to summer! Your nearest bus stop can be found just down the road, with a plethora of picturesque local parklands all only walking distance away, as well. Embrace this property's very close proximity to Murdoch University, Kennedy Baptist College, the North Lake Senior Campus, other excellent local schools, the Kardinya Park and Westfield Booragoon shopping centres, train stations, sporting clubs, major arterial roads, Fremantle, the freeway, Perth city, gorgeous beaches, our picturesque Swan River and even the St John of God Murdoch and Fiona Stanley Hospitals. You will love the convenience attached to this outstanding abode – and the magnificent opportunity that comes with it all! Other features include, but are not limited to:

- City glimpses from your doorstep
- Tiled entry foyer
- Low-maintenance timber-look floors to the formal areas, games room and family/living room, as well as the bedrooms
- Study nook within the front lounge room
- Elevated formal-dining room in between the lounge and kitchen
- Spacious open-plan family and casual-meals area with a feature fireplace heater and a skylight
- Tiled kitchen with a massive bench top, tiled splashbacks, double sinks, a four-burner gas cooktop, a separate stainless-steel oven, a dishwasher, double-door storage pantry and more
- Large fridge recess
- Tiled meals area
- Alarm system
- Built-in corner bar to the massive rear games room
- Outdoor access to the back patio, from the meals area and games room
- Extra-large front master-bedroom suite with full-height mirrored built-in wardrobes, an additional walk-in robe and a private fully-tiled ensuite bathroom – shower, toilet, full-width vanity and all
- Spacious 2nd bedroom, home office or nursery – next to the master suite
- 3rd/4th bedrooms with full-height BIR's
- Tiled corner bathtub and a separate shower to the main fully tiled family bathroom
- Functional laundry with outdoor access for drying
- Linen press
- Ducted evaporative air-conditioning
- Security doors and screens
- Heaps of extra room to entertain around the pool
- Large double lock-up garage, with rear roller-door access to the back patio
- Solid brick-and-tile construction

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! 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.