

# 18 Kensal Green Way, Kingsley, WA 6026



## House For Sale

Monday, 4 March 2024

18 Kensal Green Way, Kingsley, WA 6026

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 934 m2**

**Type: House**



James Kennedy  
0421420450



Kylie Kennedy  
0893494655

## All Offers By 25th March

**\*\* All offers by 5pm on 25th March 2024 unless sold prior \*\*\*\*** The sellers reserve the right to accept an offer prior without giving notice **\*\***This is your rare chance to secure a large family 4 bedroom, 2 bathroom home which sits on a beautiful park along with 934m<sup>2</sup> prime piece of real estate land. The home oozes character and charm and is also situated in the R40 re zoning pocket with sub division options of keeping the house while creating a separate block! ( Ask James for Sub division plan option ) A truly rare find and one of if not Kingsleys best streets. Features Include: 4 bedrooms 2 modern bathrooms with main having a separate bath, shower, vanity and wc ( ensuite bathroom off the master ) The kitchen is centrally located and has electric hotplates, built in oven, bench space and has a warm and inviting ambiance with feature brickwork and high ceilings There are 3 living areas including a super front lounge, dining, family and games all with high ceilings for that extra space and feel 3 reverse cycle split system air conditioners throughout the home ( front lounge, kitchen/family area and games ) Large solar panel system to roof for electricity reductions Alarm system Own bore for reticulation of beautiful established lawns and gardens There is a plunge pool for the hot summer days to cool off while you sit and relax after under the patio sipping on your favourite drink Workshop with roller door access perfect for man cave or dads retreat There are 3 separate patio entertaining areas with park side entertaining patio which has a log fire for winter months while sitting entertaining with family and friends and another patio underneath the pool area to sit and unwind after taking a splash Double garage with recently fitted new roller doors and motors Extra front parking for a caravan or boat Walk to local Creaney Primary school, Woodvale college, Whitford train station, Kingsley shopping centre and your very own park flowing out from your home Serene Parkside Living: Enjoy the peaceful ambiance of the nearby park right from your doorstep. Let your children roam freely in the lush green spaces, offering an extension to your own backyard. Proximity to Transport: Commuting has never been easier! Just a short stroll away from the train station, your daily travels are streamlined for convenience. Excellent Schooling Options: Walk your kids to some of the finest schools in the area, ensuring a quality education is within reach. Close to Shops: Indulge in retail therapy at your leisure with shops and amenities just moments away. From grocery stores to boutique shops, everything you need is at your fingertips. Sought-After Location: Join a vibrant community in one of the most coveted neighborhoods, where neighbourly camaraderie and community events abound. Expansive Block: Spread out and relax on the massive 934m<sup>2</sup> block, offering ample space for outdoor entertaining, gardening, and play. Don't miss this rare opportunity to secure your slice of suburban paradise. Contact us today to arrange a viewing and start living the lifestyle you've always dreamed of! Homes like these are a rare find and times like these you must seize the moment I look forward to meeting you at my next home open! Contact James Kennedy on 0421 420 450 or email [james@professionalskingsley.com.au](mailto:james@professionalskingsley.com.au) for more details.