

**18A Kemp Street, Pearsall, WA 6065**



**House For Sale**

Thursday, 13 June 2024

18A Kemp Street, Pearsall, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 383 m2**

**Type: House**



Russell Dohmen  
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## UNDER OFFER

Benefitting from a fantastic north-facing frontage and a practical floor plan that combines comfort with functionality, this superb 4 bedroom 2 bathroom single-level home will pleasantly surprise you in every single way. At the front of the house, the fourth bedroom may have full-height built-in wardrobes, but can easily be converted into either a study or home office, if need be. The third bedroom has a ceiling fan and full-height built-in robes of its own, whilst the second bedroom has a fan and built-in robe also - all minor bedrooms being serviced by a stylish main family bathroom with a shower, separate bathtub and a sleek stone vanity. Double doors reveal a large carpeted theatre room that doubles personal living options, away from an impeccably-tiled open-plan family, dining and kitchen area - high ceilings, gas bayonet and all. The kitchen itself oozes quality in the form of sparkling granite bench tops, double sinks, a double-door storage pantry, a stainless-steel Fisher and Paykel dishwasher and excellent stainless-steel Blanco range-hood, five-burner gas-cooktop and oven appliances. Enjoy delightful sunsets from either on your lounge or out under a fabulous outdoor alfresco-entertaining area - complete with two separate access points from within the main living space. It all so pleasantly overlooks lush green backyard lawns, while a potential future swimming pool definitely wouldn't look out of place within the boundary of your rear garden. Absolutely everything is only walking distance from your front door, including bus stops, beautiful local parks and reserves, Pearsall Primary School, Pearsall Shopping Centre and medical facilities, with the likes of our pristine Western Australian coastline, the freeway, other major arterial roads and additional schooling and shopping options all just minutes away in their own right, for living convenience. What a wonderful place to live! Other features include, but are not limited to;

- Backyard views from the kitchen
- Carpeted bedrooms
- Separate laundry with a stone bench top, linen press, under-bench storage and access out to the side drying courtyard
- Separate 2nd toilet
- Security-door entrance
- Ducted and zoned reverse-cycle air-conditioning system - with touchpad controls
- Security-alarm system
- Feature LED and down lights
- Outdoor power points
- Gas hot-water system
- Reticulation
- Remote-controlled double lock-up garage with internal shopper's entry and access to the rear
- Easy-care 383sqm (approx.) block
- Built in 2012 (approx.)

Disclaimer: This information is provided for general information and marketing 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. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.