

**19 Lygnern Crescent, Kallaroo, WA 6025**



**Sold House**

Wednesday, 21 February 2024

19 Lygnern Crescent, Kallaroo, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 785 m2**

**Type: House**



Sangita Forrest

0424088058

**\$1,221,000**

All Offers Presented by RESO Online Campaign. Please scan the QR Code to make your online offer (see last image). Please note dates and times, when all offers will be ranked, as follows: Monday 26th February 2024 at 2pm Friday 01st March 2024 at 2pm Tuesday 5th March 2024 at 2pm Online offers close 05th March at 4pm\*\*The seller reserves the right to accept an offer prior to the closing date\*\*Embrace the coastal lifestyle within this beautifully designed Kallaroo home flowing over two spacious levels to offer four bedrooms, two bathrooms and well-connected living with contemporary touches throughout. Sangita Forrest proudly presents 19 Lygnern Crescent, Kallaroo. From cosy lounging to airy dining that extends onto alfresco entertaining, this home provides the most amount of living space to suit every family's needs. Entertain and host in style with alluring pool views, get creative in the well-appointed kitchen and create cherished memories every day with those who matter most. Functionality continues with a generous three bedrooms situated on the ground floor. The master bedroom can be accessed off the entry whilst the secondary bedrooms are peacefully segregated from the living areas for added comfort and tranquility. Head up the stairway to the relaxing retreat on the first floor; a sprawling and versatile fourth bedroom boasting a balcony with the most stunning panoramic ocean views you could ask for. This immaculate residence showcases the best that Kallaroo has to offer and delights with the enticing opportunity to enjoy mesmerising sunsets from your own home. Positioned in a sought-after locale with easy access to local amenities, schools, parklands and beaches, there is simply nothing more you could ask for!

**PROPERTY FEATURES:**

- Four-bedroom, two-bathroom double storey residence
- 785 sqm corner block with heaps of paved verge parking to the side
- Tiled ceramic entrance takes you to main lounge adjacent to master bedroom
- Master bedroom is carpeted, wooden venetians, WIR, fan and renovated ensuite with floor to ceiling tiling
- Bedroom 2 & 3 both carpeted with fan, BIR and venetian blinds
- Family bathroom with floor to ceiling tiles, bath and shower over bath
- Sliding door segregates living areas from minor bedrooms
- Separate W.C
- Renovated laundry with walk in linen/storage with access to outdoors
- Kitchen with laminate bench tops and wood trimming, 900mm gas stovetop cooker and electric oven
- Wooden bifold windows in kitchen opening to outside alfresco
- Dining alongside kitchen
- Double garage with workshop bench
- Bonus additional single garage
- Side gate access
- Easy care artificial lawn alongside alfresco
- Fully fenced pool
- Lawn at rear for pets and kids to play
- Alfresco has sliding doors opening to pool and gardens
- Outside toilet and shower
- Stacker doors open from dining and living areas into alfresco
- Reticulation to front and back and a shared bore
- Salt chlorinated pool and pipes are available to install solar heating
- Gas hot water storage
- Panasonic split system air conditioning to living areas
- 5 kilowatt solar panels
- Stairway leading to tranquil upper 4th carpeted bedroom and retreat with study area with roller blinds
- Double French doors opening to the balcony with panoramic ocean views

**Location features:**

- Close to Bridgewater Park and Mariana Conservation Reserve
- Easy drive to Whitfords Shopping Centre, restaurants, shops, medical centres and fitness facilities
- Within the catchment to St Mark's Anglican Community School
- Great access to public transport, main arterial roads, and the Mitchell Freeway
- Sandy white Mullaloo Beach along the stunning coastline is just a quick drive or leisurely walk
- Hillarys Boat Harbour is an easy drive away with delicious restaurants, cafes and specialty stores all available at your fingertips

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