

# 1B Bellairs Road, Kardinya, WA 6163

## Duplex/Semi-detached For Sale

Friday, 24 May 2024



1B Bellairs Road, Kardinya, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 385 m2

Type:

Duplex/Semi-detached



Charlie Clarke  
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Chadd Boucher  
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## All Offers Presented

This quaint 2-bedroom, 1-bathroom property is superbly located, offering the ultimate convenience of being within walking distance to a vibrant array of shops, cosy cafes, and diverse restaurants, perfect for enjoying a leisurely weekend brunch or dinner out. The residence is light and airy, with warm tones flowing through the open-plan kitchen, living, and dining areas. Timber-look flooring balanced against crisp white walls add a touch of modern sophistication, while a large window bathes the space in natural light, creating a welcoming and comfortable ambience. The spacious master bedroom is complemented by views to the front garden, adding to the bright and open feel of the home. The second bedroom provides a vista to the backyard and offers flexibility for use as a guest room or home office. Step outside to find an undercover patio overlooking a large lawn and easy-care garden, perfect for outdoor entertaining or simply relaxing. Public transport is easily accessible, with local bus routes just a short walk away, providing convenient commutes. The property is also located within the catchment area for Kardinya Primary and Melville Senior High School, close to Kardinya Park Shopping Centre and near beautiful parklands, including Harry Patterson Park and Jack O'Keefe Reserve. Ideal for first-home buyers and investors alike, this blend of prime location and urban convenience makes this property a standout option for those seeking a well-balanced lifestyle or a fantastic investment opportunity. All offers presented. For further information, or to arrange an inspection, contact Charlie Clarke on 0406 626 527 or Chadd Boucher on 0433 043 437. In preparing this information, Mode Realty has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.