

# 22 Bellairs Road, Kardinya, WA 6163

## House For Sale

Wednesday, 22 May 2024

22 Bellairs Road, Kardinya, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 769 m2**

**Type: House**



Peter Halton  
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## Offers Over \$910,000

With something for everyone, this is a warm and welcoming family home that will be sure to please. Situated on a 769sqm block, this spacious 4 bedroom 2 bathroom home is virtually surrounded by parks, offering abundant room to grow, develop, and live life on your terms. Adding in the R25 zoning the possibilities are endless, now and into the future. Enjoy coming home every day to a picket-fenced cottage garden complete with established trees, soft fragrances, and lush lawn. Fully reticulated, the hard work has already been done, leaving you with nothing to do but enjoy the scene. Floral flourishes adorn the original front door which leads you into a spacious and light-filled entryway. From here wander through into a formal lounge area, complete with plush carpet, garden views, and a comforting pot-belly stove for those cosy winter evenings. Continuing through, you will find a versatile family room with easy-care tile floors, simply filled with light. Complete with reverse cycle air conditioning, this is the perfect family living space providing year-round comfort. From here, move effortlessly through to a kitchen offering an abundance of storage, natural light, and a movable island bench. Here you will enjoy creating everything from complex recipes to simple family favourites. Together with the family living area, this is the true heart of your home, and will draw family and friends together time and time again. Also on offer is a formal dining area for those extra special occasions, with front garden views and dappled natural light. There are further options for entertaining at the rear of the property with a below ground pool including covered patio areas for those warm summer days - and nights. Made for family barbecues and pool-side parties, this space will provide years of enjoyment together. Beyond the pool is a second established garden with a floral archway leading you through to lush fruit trees and the quintessential Hills hoist clothesline. With two Colorbond sheds at your disposal, you also have all the space needed for a keen gardener and their tools. Your master suite takes up the additional second storey. With large north-facing windows enjoy views of the pool and rear garden, as well as the Perth City skyline and hills beyond. With a private sitting room providing a balcony and similar far-reaching north-facing views, this second storey is nothing short of a sanctuary. Family bedrooms on the ground floor provide a versatility of space and use with single, double, and queen size all catered for. Perfect for a growing family, multigenerational living or converted into a home office. There are just so many options. A double lock-up garage offers additional off-street parking, with space for a small boat or camper trailer. Practically surrounded by parks, enjoy a short stroll to Jack O'Keefe Reserve or Ted Neesham Park. Explore a little further, and you will find yourself in the surrounds of Beelie Regional Park. A walk-through at the end of the street brings North Lake Senior Campus and Alan Edwards Park (and Kardinya Junior Cricket Club) practically to your doorstep. With the added convenience of proximity to local shops and key transport links, this superb location will ensure you spend less time traveling and more time at home with the people most important to you. For an opportunity to view this unique family home contact Peter Halton on 0419 910 225. Additional Features:- Security Alarm (not monitored)- Security Screens- Ceiling fans- Insulation- Double lock up garage (long double width driveway)- Kitchen renovated (aprox. 15 years ago) 4 bedrooms 2 bathrooms 2+ cars- Two storey home on a South-facing 769sqm block- R25 zoning making redevelopment an option- Reverse-cycle air conditioning in master suite, sitting room and family living- Spacious kitchen and integrated living, plus dishwasher- Expansive outdoor living with below-ground pool, perfect for year-round entertaining - Established gardens front and rear complete with fruit trees and frangipani - Two storage sheds to the rear- Option for guest bedroom/multigenerational living- Beautifully maintained retro finishes- School catchment: - Kardinya Primary School- North Lake Senior Campus- Melville Senior High School Convenient to all amenities: Location (approx. distances)- 1.6km to Kardinya Primary School- 700m to North Lake Senior Campus- 4.7km to Melville Senior High School- 4km to Seton Catholic College- 3.4km to Kennedy Baptist College- Medical Facilities- Murdoch University- Corpus Christi College- Restaurants: cafes and fast food outlets- Fremantle Cappuccino Strip- Coogee Beach / Marina- 240m to Jack O'Keefe Reserve- 500m to Alan Edwards Park - 1.1km to Beelie Regional Park- 750m to Kardinya Park Shopping Centre - 3.5km to Coolbellup Shopping Centre and Woolworths- 8.1km to Fremantle- 19km to Perth- 4.6km to Murdoch Station- 4km to Fiona Stanley and St John of God Hospitals, Murdoch