

23 Adana Elbow, Kenwick, WA 6107

House For Sale

Thursday, 11 April 2024



23 Adana Elbow, Kenwick, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 566 m2

Type: House



Hasi Kodagoda
0894759622

Under Offer with 34 Offers

Under Offer with 34 Offers - if you are thinking of selling this is the market to do it. Call Hasi K 0433425844 for a chat. Hasi K is proud to present this immaculate home you will absolutely love to call home. Towards the end of a tranquil cul-de-sac setting lies this outstanding 4 bedroom 2 bathroom family home that just happens to be conveniently nestled close to absolutely everything - including bus stops, the sprawling Kenwick Wetlands, the Kenwick Public Library and Rehoboth Christian College, all only walking distance away. The owner has moved into their new home and this will be sold. This property features a special room that has been thoughtfully set up as a home salon, offering a unique advantage for entrepreneurs or beauty enthusiasts. Whether you dream of running your own beauty business from home (subject to all approvals) or simply desire a dedicated space for personal grooming, this room is ready to fulfill your vision.

- Cul de sac location
- Side access
- Large gable patio for entertaining
- Beautiful spa
- Massive shed
- Renovated throughout

Welcoming you inside is a carpeted front lounge room with a ceiling fan, framed by floor tiles. The obvious pick of the bedrooms is the larger front master suite only inches away, with its ceiling fan and full-height built-in wardrobes. The connecting ensuite bathroom is rather intimate and comprises of a shower, vanity, and toilet. Servicing the spare bedrooms, the sophisticated main family bathroom enjoys the luxury of full-height tiling, a bathtub, and a showerhead. A stylishly-tiled open-plan kitchen and dining area has been cleverly revamped to include double sinks, electric range-hood, hotplate and (Westinghouse) oven/grill appliances and funky pendant light fittings. Outdoors and at the rear, a massive pitched entertaining patio with ceiling fans takes centre stage and precedes a bubbling spa, surrounded by decking and covered by its own gazebo-style patio - for protection from the elements. Completing the easy-care backyard setup is a huge powered lock-up workshop shed with dual access doors. It truly is every tradesperson's dream!

The Kenwick and East Kenwick Primary Schools, Maddington Central Shopping Centre, industrial areas and major arterial roads are all merely minutes away in their own right, as is Perth Airport and even the city. If style, space and simplicity are what you seek, then you may have just found your new home!

Other features include, but are not limited to:

- Carpeted bedrooms
- Separate laundry with external/side access for drying
- Solar-power panels
- Ducted, split-system and cassette air-conditioning
- Ceiling fans
- Security doors and screens
- Low-maintenance turf gardens - and backyard turf
- Large double carport
- Gated side access
- Block size - 566sqm (approx.)
- Built in 2000 (approx.)

Distances to (approx.):

- East Kenwick Primary School - 750m
- Kenwick Train Station - 1.0km
- Maddington Central Shopping Centre - 3.2km
- Perth Airport (T1 & T2) - 13.1km
- Perth CBD - 16.0km

Water rates: \$1,208.67 p/a (approx.) - Total for 2022 - 2023 financial year
Council rates: \$1850.00 p/a (approx.)

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.