

**24 Kempenfeldt Avenue, Sorrento, WA 6020**

**Sold House**

Wednesday, 25 October 2023

24 Kempenfeldt Avenue, Sorrento, WA 6020

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1005 m2**

**Type: House**



Jay Dass  
0893071280



Jaimee Bentall  
0416485421

**\$1,440,000**

END DATE SALE Offers close 4pm Tuesday 14th November 2023\*\*\*The sellers reserve the right to accept an offer prior to this date\*\*\*BUYERS' GUIDE: Mid \$1,000,000's THE HOME Step into a world of enchantment as we invite you to explore a home that feels like it's been plucked straight from the pages of your favourite storybook. Nestled in the pristine coastal suburb of Sorrento, this captivating residence blends Tudor-style charm packed with the potential to add your own personal touches! The main dwelling boasts four bedrooms, two bathrooms, and segregation offering ample space for you and your family to rest and rejuvenate. The upstairs retreat is a sanctuary in the sky, complete with high ceilings and exposed wooden beams and an attic that can be converted into an ensuite and walk-in robe. Downstairs, you'll find a study perfect for productivity, a sunroom for basking in natural light, an open plan kitchen, living, and dining area that's made for unforgettable family gatherings. There's also a separate lounge area for intimate moments of relaxation. Outdoors features a large pergola and paved entertaining area and a shed, perfect for storage. A blank canvas awaits in the backyard, let your creative flair shine and transform it into an ultimate retreat! The real gem of this home is the charming granny flat consisting of one bedroom, one bathroom, and an open-plan kitchen, living, and dining area, it's the perfect guest haven or a space for extra income to rent out. There's even a laundry for added convenience. This isn't just a house; it's an opportunity for the savvy home owner, developer or investor. With its Tudor-style charm, coastal allure, and a granny flat to write home about, this Sorrento residence could be the fairytale ending you've been searching for. THE COMMUNITY Situated in the prestigious coastal suburb of Sorrento, this residence is surrounded by the very best that life by the sea has to offer. Sorrento Beach, Hillarys Boat Harbour, and Whitfords City Shopping Centre are your playgrounds. Sacred Heart College and Sorrento Primary School are within close proximity, making it a haven for families. THE SPECIFICS Council Rates: \$1,900 per annum (Approx) Water Rates: \$1,305.32 per annum Land Area: 1005m<sup>2</sup> Build Area: 512m<sup>2</sup> Year Built: 1974 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.