

**3/167 Dampier Avenue, Kallaroo, WA 6025**



**Villa For Sale**

Friday, 2 February 2024

3/167 Dampier Avenue, Kallaroo, WA 6025

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 290 m2**

**Type: Villa**



Sangita Forrest  
0424088058

## From \$725K Online Offers Close Monday 12th Feb 4pm

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 05th February 2024 at 2pm Friday 09th February 2024 at 2pm Monday 12th February 2024 at 2pm Offers close 12th February 2024 at 4pm\*\*The seller reserves the right to accept an offer prior to the closing date\*\*Peacefully perched at the rear of a quiet over 55's group of just six units, this immaculately presented three-bedroom abode is simply a down-sizer's dream. Defining low-maintenance living without compromise on space, you have both the ideal lifestyle and the enviable location in one package right here. Sangita Forrest is very proud to present 3/167 Dampier Avenue, Kallaroo. Following the inviting hallway entry and into the open plan living you will discover beautiful gloss cabinetry with overhead storage cupboards and sparkling stone bench tops that compliment the well-appointed kitchen. Whip up an easy feast with quality Bosch appliances utilised throughout, including a dishwasher for quick clean-ups, and enjoy pleasant views over the meals and living areas. With light-filled windows and stacker sliding doors leading to the alfresco, the serene outdoors really feels like a tranquil extension of the living space. Positioned amongst the easy-care greenery of the gardens and showcasing a wood-lined ceiling with downlighting, an ambient setting such as this is sure to be a favourite. This wonderful home is complete with three brilliant sized bedrooms, carpeted for comfort and boasting built-in wardrobes. The master suite features a private ensuite bathroom with a bathtub and shower, plus split system reverse cycle air conditioning to keep you cool in summer and warm in winter. Centrally positioned in a sought-after location with urban convenience on your doorstep and a welcoming coastal community surrounding, this residence is text-book perfect. Take a leisurely stroll to your local beach to feel the soft sand between your toes, hop in the car for a quick drive to the shops or catch nearby public transport for a trip into the city - every option is easy!

**PROPERTY FEATURES:**

- Three-bedroom, two-bathroom abode in over 55's complex (A resident of the property must be aged 55 or over)
- Privately located at the rear of a group of just 6 units
- Accessible property with ramp to the side offering rear access
- Bright open plan living in with reverse cycle split system air conditioning and gas bayonet
- Quality Black Butt flooring
- Well equipped kitchen boasting Bosch appliances including dishwasher, oven, 900mm gas stovetop and stone bench tops
- Stacker sliding doors opening onto tranquil alfresco
- Master bedroom featuring plantation shutters, a huge built-in robe, ensuite bathroom with bathtub and shower, plus reverse cycle split system air conditioning
- Built-in wardrobes to the minor bedrooms
- Great storage in the laundry with easy outdoor access
- CrimSafe security doors throughout the home along with audio intercom system and security alarm for extra peace of mind
- Reticulated gardens to the rear and side
- Instantaneous gas hot water system
- Double car garage with extra height and secure internal access
- Designated visitor parking

**LOCATION FEATURES:**

- Centrally located in the middle of sought-after Kallaroo
- Opposite Dampier Park and just down the road from Whitfords Medical and Whitfords Shopping Centre
- Under 2km Whitfords Shopping Centre with shopping, fitness, medical and recreational amenities
- Less than 2km to North Shore Country Club
- Leisurely stroll to the beautiful Mullaloo Beach with parklands overlooking the beach, picnic and playground facilities and eateries
- Short drive to the popular Whitfords Nodes Park with picnic, playground and fitness facilities
- Close to renowned Hillarys Boat Harbour with eateries and entertainment
- Stress-free access to public transport facilities and main arterial roads to connect you with the city

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