

# 3 Knox Cove, Wilson, WA 6107

## House For Sale

Thursday, 11 January 2024

3 Knox Cove, Wilson, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 422 m2

Type: House



Luke Langford

## Offers over \$1,200,000

Welcome Home to 3 Knox Cove, Wilson. This two-story riverside home, conveniently located just a short walk from Canning River Parklands and Lo Quay Café, offers spacious and modern living that caters to a wide range of discerning buyers. Built in 2011, the size of this property will truly surprise you. The residence boasts four generously sized bedrooms, one bonus study/storage space off the 4th bedroom, two large bathrooms, and a powder room. Additionally, it features three living spaces and an outdoor kitchen – the dream of so many buyers. Situated on a low-maintenance 422sqm green title block, this property features effortlessly managed reticulated gardens and a double garage with internal access. Impressive right from the front, with a beautiful facade and huge driveway, there's plenty of space for a caravan or extra cars and easy-to-maintain grass. No expense has been spared with a gorgeous chef's kitchen featuring granite benchtops, an oven, appliance storage, a dishwasher, plentiful drawers, and cupboards. This stunning kitchen overlooks the main living area with pitch ceilings, complete with plantation shutters, making it a light-filled, stunning space. It is also equipped with in-ceiling speakers and ducted zoned reverse cycle air conditioning, opening up to the most stunning alfresco area. The outdoor space is truly unique, featuring a timber-lined alfresco ceiling designed for enjoying warm evenings and the splendid summers of Perth. You'll be captivated by the outdoor kitchen, complete with a sink, built-in BBQ, and a personal bar fridge – sure to leave a lasting impression. 3 Knox Cove has something for everyone, whether you are seeking a family home that exudes comfort, elegance, and convenience or a luxurious retreat where you can escape the hustle and bustle of everyday life. With its flawless design and exceptional attention to detail, this home is sure to impress even the most discerning buyer.

**WHY YOU SHOULD PUT THIS ON YOUR MUST-SEE LIST:-** 4 Large Bedrooms & 2 Gorgeous Bathrooms & Powder room- Outdoor kitchen and BBQ area that's perfect for enjoying summers in your new home.- Plantation Shutters throughout- Stunning Kitchen with appliance cupboard, dishwasher & granite benchtops- An open-concept living, dining, and kitchen area with the most stunning pitched ceiling with windows bringing in so much natural light- Multiple Living Areas- Gated front yard offering additional privacy and security.- Beautiful, Spotted gum flooring to the Main living area- Alarm System- Security Cameras- Zoned Reverse Cycle Air-con throughout- Huge Amount of storage throughout the home- Beautifully manicured gardens throughout- Double lock-up garage with internal access and extra storage space.

**THE LIFESTYLE YOU WILL LIVE** This stylish and modern home is in a premier pocket of Wilson, sitting within a short distance to Lo Quay River Cafe and the Canning River, surrounded by parklands and nature reserves. If you are into running or walking, there is a 6km trail looping the Canning River. There is also easy access to the river for water sports such as kayaking. You'll enjoy easy access to shopping and entertainment precincts (Westfields Carousel, Stockland Riverton, cafes, and restaurants), schools, public transport links, plus quick access to the CBD and Perth Airport.

**ESTIMATED RENTAL RETURN** This house has the potential to yield a rental income of \$1200 per week in the current market. It is an excellent option for investors seeking a low-maintenance investment property.

**THE DETAILS YOU WILL NEED:-** Block: 422sqm- Building Size: 260 (approx)- Age: 2011- Council rates: \$2,262.15 per annum- Water rates: \$1,494.57 per annum

Don't miss out on the opportunity to call dream home your own. Embrace a modern lifestyle and enjoy the comfort and convenience of this stunning home. For further information about this remarkable property, kindly reach out to agent Luke Langford at 0493 672 956 or [luke@ascentpropertyco.com.au](mailto:luke@ascentpropertyco.com.au). Please note: All dimensions and measurements, including those on the floorplan, are approximations. Buyers are encouraged to rely on their measurements while visiting the property. Distances to amenities are also approximate and sourced from Google Maps. All estimated outgoings are subject to change without prior notice.