

**30 Kensington Way, Pearsall, WA 6065**

**slp.**

**House For Sale**

Friday, 3 November 2023

30 Kensington Way, Pearsall, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Denis Sauzier

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## Offers starting in the high \$700,000's

Be quick to secure this immaculately presented Family Dream Home and be in by Xmas... wouldn't that be amazing?!? Set on one of Pearsall's quietest locations on a 650sqm block, this is the 'Entertainers Dream' that you have been waiting for! Welcome to 30 Kensington Way, proudly brought to you by Denis Sauzier:- this home is absolutely packed with features and will be ticking off boxes on your Wishlist in no time. From its manicured front lawn and garden with gated drive through access, through the attractive entrance portico right through to the expansive under cover entertaining areas and gorgeous spa that overflows into the blue water of the below ground pool, this property is an absolute 'Must See'! Boasting a multitude of generous living areas including dedicated Theatre with double sliding doors, sunken games room, spacious bedrooms with gorgeously renovated bathrooms (over size spa in ensuite), sensational outdoor living & entertaining and all topped off with the spa and pool! This spa / pool combo can be heated a variety of ways: both can be heated simultaneously or you can heat either the pool or the spa separately. Solar heating boosts the temperature up to the low / mid 30's making them useable all year round! The Kitchen was renovated approximately 4 years ago and offers quality 'SMEG' 900mm S/S appliances including freestanding oven / cooktop and rangehood & dishwasher. Stone benchtops, ample bench space with loads of cupboard space, a walk in pantry, wide fridge recess and shoppers entry from the garage! The outdoor living and entertaining comprises a large, fully decked gabled patio as well as an attractive, timber Cabana also with solid timber decking... unwind from a long day here and then take a dip in the refreshing waters of the pool or wallow in the spa, the choice is yours! Extra features: \* Over size garage (7.6m x 6.3m approx.) offering enough space for 2 cars, work benches and more! \* Ducted evaporative aircon \* Split R/C aircons \* Some new floorboards (Master suite / minor bedrooms / theatre) \* Full internal and some external repaint \* Well appointed laundry \* Gated side access parking for extra cars / boat etc \* 2 lawn areas for kids and pets to enjoy \* Glass pool fence panels \* Extra storage in the roof cavity near the manhole (boards on the beams) See you at the home open. Caution: Prepare to fall in love with this gorgeous Pearsall home!! Disclaimer: This information is provided for general information 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.