

**31 Pimento Circle, Port Kennedy, WA 6172**

**JW**

**Sold House**

Wednesday, 11 October 2023

31 Pimento Circle, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

**\$641,000**

What: A 600sqm corner block with 4 bedrooms, 2 bathrooms, and parking for multiple vehicles with a secure double garage and extended driveway  
When: Space and serenity are the most important factors  
Where: Seconds from the ocean in a premium position with a picturesque natural reserve and the Links Kennedy Bay Golf Course as your only outlook  
Aside from its incredible location with your only forward neighbour being endless natural reserve, followed by a world class golf course and then the ocean beyond, you also have plenty of added extras within the home itself to impress. The first being its widened driveway to allow for parking of the boat, trailer, or additional vehicles, then inside, a spacious home with 4 bedrooms, 2 bathrooms, and a multitude of family living options including a dedicated home office. Outside you have a paved rear yard allowing for minimal upkeep and maximum relaxation, with its orientation to the north side giving warmer and brighter conditions throughout winter and protection from the harsh southwesterlies in summer ensuring complete comfort all year round. Located just moments from the heart of Port Kennedy, the local Primary School is within walking distance, as is a range of parkland, retail options and of course the coastline and beaches that make this area so sought after. On arrival at the home, the widened driveway leads to the double garage, past the lawned front yard and into the residence through a double door entry where a large hallway greets you, with timber laminate flooring and 31 course ceilings to enhance that sense of spaciousness that carries through to your family living area. To the right of entry, you have the master suite with that impressive vista to enjoy each and every morning, with soft carpeted flooring, a large walk-in robe and oversized ensuite with dual vanity, shower, and private WC. Further down the hallway you find the theatre room, with double door entry and yet more plush carpet for the perfect movie viewing conditions, then onto the home office, semi-enclosed for privacy but also open enough to still be a part of family life, or the perfect homework station for the bigger children. Opposite this is your formal lounge or activity room, with the absolute beauty of this property being its complete flexibility in layout to utilize the space as best suits your family's needs. The hallway then opens into your oversized family area, with kitchen, living and dining, lined with windows for optimal natural lighting and with sliding door access to the alfresco to ensure this portion of the home becomes your daily hub for much needed family time or entertaining, and with ducted evaporative air conditioning throughout the property, your comfort will always be taken care of. The kitchen sits centrally within the room, with an in-built wall oven, gas cooktop and rangehood, corner pantry and a sweeping island bench with waterfall edge the feature. A hallway from the kitchen leads to the minor bedroom wing where bedrooms 2, 3 and 4 are all found, generously designed, with carpet underfoot and built-in robes for ease, plus the main bathroom with bath, shower and vanity, separate WC and laundry with linen closet and direct garden access. Into the garden and the north facing alfresco sits under the main roof to offer sheltered outdoor dining, while the entire sizeable garden is paved for complete ease of upkeep, wrapping around the property with the fence line bordered with established trees for both privacy and shade. And the reason why this property is your perfect fit? Because this incredible home with endless living options, extended parking, and sensational views is not to be missed. 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.