

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

**Harcourts**

**Sold House**

Friday, 13 October 2023

35 Pimento Circle, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



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**\$611,000**

I am delighted to present 35 Pimento Circle to the market. This very impressive and spacious home is situated on a generous 600m<sup>2</sup> block overlooking the Pimento Reserve and the greens at Kennedy Bay golf course "Links". The home features 4 bedrooms, 2 bathrooms, 4 separate living areas - including a theatre and kids retreat. Beautifully presented and very well maintained, 35 Pimento Circle is centrally and very conveniently located within only minutes of the most frequented local services and amenities. Importantly it is only a 3 minute drive from the sandy white beaches and sparkling blue waters of the Indian Ocean and it is absolutely move in ready. With no extra investment required, 35 Pimento Circle is an ideal First Home Buyers option or an affordable upgrade for growing families looking for extra space and a quiet and convenient location. Alternatively, this impressive home would also represent a prudent and profitable addition to any investment portfolio (current rental appraisal is available on request.)

**Bonus Features:**

- Ducted-air conditioning to all living areas and bedrooms
- Gas hot water
- Bore and reticulation

**Features of the Home:**

- Enter from the front veranda to the hallway
- Lounge - is a very expansive area overlooking The Pimento Reserve and the Kennedy Links Golf Course. It includes a meals area, TV point and 2 air-con outlets.
- Family - is open plan to the kitchen and overlooks and opens to the alfresco
- Kitchen - is situated in the very heart of the home and includes an electric fan forced wall oven, stainless gas hob and range hood. There are also pantry, fridge, microwave and dishwasher recess's and ample cabinetry and bench space
- Theatre - has double door entry and overlooks the side and rear yard. It includes a TV point and wall bracket and enough space to seat the entire family and friends
- Master Bedroom - is located at the front of the home and features a large bay window with views to the reserve and golf links and includes a walk in robe and TV point
- Ensuite - with shower, vanity with storage and WC
- Bedroom 2, 3 + 4 - are all located in the family wing of the home. They are all queen sized and two include robes and the third has room for a robe
- Kids Retreat - is centrally located in the family wing of the home and overlooks the rear yard. This very adaptable area could be used as a play area, study zone or just a private hangout for the kids
- Family Bathroom - with separate shower, bath and vanity with storage
- Laundry - is also located in the family wing and features a linen closet and under bench cupboards, hamper storage area and bench space
- Separate WC

**Outdoor Features:**

- Double Garage - with auto door and access to the verandah
- Parking - off road parking for a boat or a van + driveway parking for up to 3 extra vehicles
- Access - possible side access to the rear
- Alfresco - is paved and protected from the weather on 3 sides making it a perfect year round outdoor living and entertainment space for your family and friends
- Gardens - are very low maintenance and are watered by the bore and reticulation. Front yard is lawned and features a small border garden. The rear gardens include a wrap around lawned area with plenty of room for children and pets to securely run and play and a paved path around the 3 sides of the home. The alfresco overlooks the lawns and border garden with water wise and easy care shrubs

**Locations:**

- Kennedy Kids Child Care - 4 minute drive
- Goodstart Early Learning - 4 minute drive
- Nipper Childcare Port Kennedy - 4 minute drive
- St Bernadette's Primary School - pre-primary to year 6 - 3 minute drive
- Endeavour Primary School - K-6 - 3 minute drive
- Rockingham Lakes Primary School - K-6 - 4 minute drive
- Living Waters College - PP-12 - 5 minute drive
- Rockingham Montessori School - 6 minute drive
- College - Stockton Rd Campus - 4 minute drive
- Warnbro Senior High School - year 7-12 - 6 minute drive
- Port Kennedy Shopping Centre - 5 minute drive
- Stargate Shopping Centre - IGA - 4 minute drive
- Port Kennedy Tavern - 5 minute drive
- Kennedy Bay Links - 7 minute drive
- Aqua Jetty Community recreation centre/gym - 5 minute drive
- White sandy beach - only 3 minute drive

Clearly 35 Pimento Circle is going to tick a lot of boxes and will create a lot of interest in the marketplace. Put it at the top of your Must See List and be first to visit the Home Open so you don't miss your opportunity to Make It Your Own. You are always welcome to contact 'Peter Padovan 0414 985 256 if you require further information regarding 35 Pimento Circle.