

**35a Dalston Crescent, Kardinya, WA 6163**



**House For Sale**

Friday, 17 May 2024

35a Dalston Crescent, Kardinya, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact Agent

To save time checking in, please use the Online Enquiry Form to register your interest with a valid phone number and email prior to inspections. You will receive an automatic response with a price guide and any updates to inspection times. Please check your other email folders, so you don't miss it! ~ ~ ~ ~ This exceptionally designed 2019 built home sits on a perfectly positioned green title lot opposite parklands and a stone's throw from ALDI and everything else that the Kardinya Shopping precinct, with its multimillion redevelopment underway, has to offer. This home offers low-maintenance living, beautiful features such as the stunning inner courtyard off the primary bedroom, exquisite modern kitchen with divine window splash-backs and scullery, multiple living areas including theatre, and additional powder room on top of two well appointed bathrooms, and modern features such as ultra-high ceilings, solar panels, complete water filtration, automatic reticulation, plunge pool, and more! It goes without saying, this home will suit families with kids and pets (doggy door already installed!), professionals, investors, and even downsizers as the main bedroom and living areas are conveniently located on the ground floor. Just move in and have nothing to do. Just start enjoying your new home. :) GROUND FLOOR: • Primary bedroom- Large walk-in-robe- Enormous ensuite- Luxurious shower- Twin sinks • 2.9m ultra high ceilings in the dining/kitchen area • Security mesh on doors and windows on the ground floor • Sleek modern kitchen with adjoining scullery- Dishwasher- Waterfall edges on the kitchen countertops- Integrated rangehood- Plenty of storage- Bosch gas 5 burner cooktop- Bosch electric oven, fan forced • Vinyl plank floorboards FIRST FLOOR: • 3 additional queen-sized bedrooms with robes • Lounge room • Well-appointed second bathroom - Bath- Shower • Double car garage - Automatic remote door (motor recently serviced)- Shoppers entrance from the garage • Whole floor is carpeted, excluding the tiled bathroom OTHER FEATURES: • Reverse cycle air conditioning - serviced 3 months ago • Automatic mains reticulation • Whole house runs filtered water from the front of the house - filters replaced in April 2024 • Rheem instantaneous gas hot water system • 5kW solar system • 4m x 4m sized pool - council approved - with low maintenance sand filter and automatic chlorinator system • Ceiling fans in every room • NBN FTTN • Limestone pavers cleaned and sealed recently LOCATION: • Park right across the road! • Laurie Withers Reserve ~ 220m • ALDI - walking distance ~ 500m • Kardinya Park Shopping Centre ~ 600m • Kardinya Primary School ~ 850m • Morris Buzacott Reserve ~ 950m • Murdoch University ~ 1.4km • Hospitals ~ 3.7km • Melville Senior High School ~ 4km • Murdoch Train Station ~ 4.1km • Fremantle ~ 7km • Perth ~ 18km • Perth Airport ~ 20km To register your interest for the Home Opens please use the online enquiry form. You will receive an automatic response with price-guide and open times. For further information, an inspection outside of the published home-open times, or for a video walk through if you are unable to attend, please call Realty One Winthrop exclusive listing agent Rick Lombardo 0419 918 888 or Jane Lombardo on 0420 948 734