

**38 Moorburg Loop, Port Kennedy, WA 6172**

*Elders*

**House For Sale**

Monday, 22 April 2024

38 Moorburg Loop, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Tony Ansara  
0410107787

## Offers Invited - Mid \$600's

Fantastic Family Home Set Amongst Other Quality Properties in the Sought-After and Established Beachside Suburb of Port Kennedy! Situated on a spacious 600sqm\* block, this well-maintained residence is immaculately presented and so neat, all you have to do is move in! Featuring four large bedrooms, 2 bathrooms, well-appointed kitchen with ample and storage space, massive open plan living and dining area, separate front lounge, outdoor patio entertaining area and grassed backyard, perfect for the kids and fur babies to play and run free. Additional features include ducted evaporative air-conditioning, security screen doors and windows and double car enclosed garage with roller door access to the backyard. Definitely add this to your shortlist! Ideally located within a short distance of beautiful parklands, shopping facilities, schooling, public transport and the pristine beaches of Warnbro. Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available. \*This property is leased until 26th April 2025 at \$600 per week. \*Water Rates \$1,038 per annum \*Council Rates \$1,982 per annum

Property Features  
Year built 2003  
Lot size 600m<sup>2</sup>  
4 Bedrooms (Master bedroom with built-in robe and ensuite, Minor bedrooms with built-in robes)  
2 Bathrooms  
Front lounge  
Well-appointed kitchen with ample bench and storage space  
Massive open plan living area  
Linen storage  
Ducted evaporative air-conditioning  
Security screen doors and windows  
Patio entertaining area  
Grassed backyard  
Double car garage with roller door access to rear

Location Features  
Nearest bus stop (Warnbro Sound Ave Before Blackburn Dr) 800m  
\*Port Kennedy Medical Centre 1.1km  
\*Port Kennedy Central 1.3km  
\*Port Kennedy Foreshore 3.2km  
\*Stargate Shopping Centre 3.6km  
\*Aqua Jetty 4.4km  
\*Warnbro Train Station 7.8km  
\*Perth 61.2km  
\*Schoools Endeavour Primary School 800m  
\*Port Kennedy Primary School 3km  
\*Rockingham Lakes Primary School 3.2km  
\*Warnbro Community High School 4.2km  
\*Comet Bay College 5.5km  
\*St Bernadette's Catholic Primary School 3.4km  
\*Living Waters Lutheran College 4.8km

\* The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.