

**39 Garling Street, Kardinya, WA 6163**



**House For Sale**

Wednesday, 10 January 2024

**39 Garling Street, Kardinya, WA 6163**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



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## Expressions of Interest

Delightfully renovated throughout and leaving very little for you to do other than to simply bring your belongings and move straight on in, this gem of a 3 bedroom 1 bathroom home is nestled on a full-size block in the sought-after "Somerville Estate" and will pleasantly surprise you with its private country-style feel, beyond a lush green frontage. A huge carpeted front lounge room welcomes you inside and doubles family living options, separate from the casual open-plan living, dining and kitchen area where the spacious and well-appointed kitchen is the true highlight – graced by a feature stainless-steel range hood, a four-burner gas hotplate, a separate oven, a Bosch dishwasher, a microwave nook and a single sink. Also at the front of the house is a generous king-sized master-bedroom suite with a ceiling fan, walk-in wardrobe and semi-ensuite access into a central and revamped bathroom that is barely one year young and boasts floor-to-ceiling tiling, a separate rain shower, a full-size bathtub and a Salmon Gum benchtop feature piece to its impressive vanity. Externally, a powered 5m x 3m (approx.) lock-up workshop shed is the headline act, leaving more than enough room for all of your tools and toys that you want to keep out of sight, but not necessarily out of mind. A huge paved entertaining courtyard off the main living zone is perfect for a firepit, barbecue or just sitting and relaxing, whilst lemon, lime, fig and nectarine trees grace the lovely gardens. An outdoor shower connected to hot and cold water is finished off with copper fittings – as well as an attachment to make washing your pets that little bit easier. The perfect property for those seeking to enter into a wonderful location, this fantastic residence is just a short stroll away from a plethora of picturesque local parklands – including the beautiful lakeside Frederick Baldwin Park – and is situated in very close proximity to Melville Senior High School and other top educational facilities, shopping at Kardinya Park and Westfield Booragoon, outstanding public-transport services, sporting clubs, highways, Fremantle (only a 10-minute drive away), our vibrant Perth CBD, glorious beaches and our famous Swan River. A handy radius to Murdoch University, the St John of God Murdoch Hospital and even Fiona Stanley Hospital is simply an added bonus, here. The word "convenient" is an understatement! Other features include, but are not limited to:

- Entry porch
- Low-maintenance timber-look flooring and stylish light fittings to the main living space
- Double fridge/freezer recess in the kitchen
- Carpeted bedrooms
- 3rd bedroom with full-height mirrored built-in robes
- Separate laundry with linen storage and external access for drying
- Separate toilet
- Fujitsu split-system air-conditioner to the living/dining area
- Two (2) gas bayonets
- Security-alarm system
- Skirting boards
- Front and rear security doors
- Clothesline
- Solar hot-water system
- Reticulation
- Garden shed
- Single carport
- Extra driveway parking space
- Large 700sqm (approx.) block
- Built in 1989 (approx.)

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! 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.