

**4 Denford Street, Kenwick, WA 6107**

**CENTURY 21**

**House For Sale**

Wednesday, 7 February 2024

4 Denford Street, Kenwick, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 683 m2**

**Type: House**



Danny Sharrett  
0421088467

## From \$489,000

Nestled in a quiet Kenwick pocket, this strategically positioned property offers a golden opportunity with convenience and potential. Boasting a prime location within walking distance to local schools, parks and shops, this exciting property presents a 3-bedroom, 1-bathroom home situated on a substantial 683sqm block with R20/30 zoning, offering the potential for a duplex site\*. Beautifully presented with fresh paint and new timber-look floors and light fixtures, this home is perfectly suited for young families seeking a comfortable place to call home, a buyer looking for a workshop with rear access, or an astute investor eyeing a rental property on a promising development block, this versatile property caters to diverse range of needs. Upon entry, the home welcomes you into formal lounge. Positioned at the front, the lounge features a welcoming woodfire heater and stylish timber look floors which flow on down the hallway and into the bedrooms. Sunlight streams through two large windows, offering picturesque views of the peacefully established front gardens. A doorway at the rear of the lounge leads into the open plan kitchen and dining room. Retaining most of its original charm, the kitchen provides a practical space for daily meal preparation, boasting ample cupboard and bench space. Adjacent to the dining area and kitchen, a spacious enclosed patio/sun room awaits, adorned with tasteful finishes such as tiled flooring and a ceiling fan. This versatile space can easily transform into a home gym, studio, or a delightful rumpus room for the kids. The outdoor area is a haven for those who appreciate a generous backyard adorned with established gardens and a gabled patio, providing the perfect spot to unwind and relax in the comfort of your own surroundings. Car enthusiasts and hobbyists will fall in LOVE with the expansive workshop, complete with drive-through access on a concrete hardstand from the carport. Meticulously maintained, this property not only offers a comfortable living space but also presents an exciting opportunity for future development. With its convenient location, versatile layout, and potential for growth, this home is a true standout in the Kenwick market. Act quick to secure an exciting gem that seamlessly combines lifestyle and investment potential.

**FEATURES:**

- \* 683sqm block zoned R20/30 – duplex potential
- \* Formal lounge room with twin ceiling fans and a slow combustion wood heater.
- \* Tiled kitchen and dining enjoying electric stove and plenty of storage and bench space.
- \* Enclosed patio/sunroom off the dining room – ideal as a studio or home gym.
- \* Ceiling fan available in the sunroom.
- \* Good-sized bedrooms, each with ceiling fans.
- \* Fresh paint and new light fixtures throughout.
- \* New timber-look floors throughout the lounge, hallway and bedrooms.
- \* Original laundry offering access to the toilet as well as the backyard.
- \* Generous gabled patio set on a concrete pad with views across the backyard.
- \* Freestanding workshop enjoying drive through access from the carport.
- \* Single carport set under the main roof.
- \* Horseshoe drive providing plenty of parking space/ability to turn around your vehicle on the lot.
- \* Gravel hardstand on the verge offering further parking options.

For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467

**PROPERTY INFORMATION**

Council Rates: \$412.50 per qtr  
Water Rates: \$289.69 per qtr  
Block Size: 683sqm  
Zoning: R20/30  
Build Year: 1971  
Dwelling Type: House  
Floor Plan: Not Available  
Estimated Rent: NOTE (\*)

Any reference to development potential is subject to planning and approval by relevant authorities. Potential Buyers are encouraged to make their own enquiries in relation to any intended plans for future development of this site.

**INFORMATION DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency.