

**40 Geoffrey Stokes Parade, Kalgoorlie, WA 6430**

**Professionals**

**House For Sale**

Friday, 3 November 2023

40 Geoffrey Stokes Parade, Kalgoorlie, WA 6430

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 912 m2**

**Type: House**



Jessica Warren  
0432760375



Larissa Todd  
0437902059

**\$625,000**

Nestled in the heart of Kalgoorlie Boulder, this stunning family home is a true gem. Imagine sipping your morning coffee on your private balcony, where you can watch the local race course come to life. With spacious interiors and this incredible view, this home offers a lifestyle that combines comfort and excitement seamlessly - a unique opportunity you won't want to miss! Features include: • 4 Bedrooms • 2 Bathrooms & 2 toilets • Large (study size) walk in robe to the main bedroom + built in robes to the minors • Open plan kitchen, living and dining • 2nd formal living area • Upstairs loft (a 3rd living area) • Evaporative air conditioning • Natural gas (cook top, hot water system & bayonet for heating) • Balcony overlooking the Kalgoorlie Boulder Race Course • Powered shed • Double car garage • Well located, not far from the CBD, schools, transport and in a quiet cul de sac • 912m<sup>2</sup> • Built approx. 2002\*\* Currently leased to a company until March 2024 @ \$775.00 per week. Secure your spot before the next Kalgoorlie Cup, call us today to arrange an onsite inspection. \*\*Conjunctionals Welcomed Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy can not be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants and purchasers should make their own enquiries to satisfy themselves on the pertinent matters. Details herein do not constitute any representation by the owner or the agent and are expressly excluded from any contract.