

40A Gilbertson Road, Kardinya, WA 6163



Sold House

Wednesday, 8 November 2023

40A Gilbertson Road, Kardinya, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Shaun Mayze
0407774264



Emma Orchard
0418803826

\$880,000

SOLD - MULTIPLE OFFERS - BY SHAUN MAYZE and EMMA ORCHARD, C&CO REAL ESTATE! Welcome to this Dale Alcock marvel, built in 2019, showcasing an array of exceptional features for modern living. Step inside through the elegant glass entry door to discover a thoughtfully designed layout, combining open plan living, with the benefit of separate spaces for both studying and unwinding. The heart of this home is the gourmet kitchen, boasting Caesarstone stone benchtops, glass splashback and an island bench, a large open pantry with space for a fridge, extra wide oven, five burner gas cooktop with rangehood and dishwasher, illuminated by elegant north-facing horizontal feature window further complimented by downlights which feature throughout. The open plan seamlessly connects the kitchen to the dining/living area, featuring glass sliding doors that connect the space with the beautiful alfresco. The living and dining spaces benefit too from their northern orientation glass sliding doors and window bathing them in light throughout the day. For movie enthusiasts or those seeking a quiet retreat, the separate theatre space is ideal. The home is wired with a MyAir zoned ducted reverse cycle air-conditioning for ultimate climate control, further complimented by the Solar PV System promising comfort and energy efficiency with a minimised footprint. Step outside to the alfresco area, where electric blinds and a media unit with outdoor speakers create an entertainer's dream, overlooking the immaculate easy-care garden with a cosy fire pit. The main bedroom is a sanctuary, nestled at the rear for privacy, with a spacious walk-in robe and an ensuite. Two additional bedrooms, each with built-in robes, share a well-appointed main bathroom, complete with a separate shower and generous bath. Security is paramount; with an alarm system and roller shutters to the front and rear of the home, you have ensured peace of mind. Finally, the spacious double garage incorporates a laundry area and ample storage space. Located within walking distance to Kardinya Shopping Centre and close to public transport, this home offers convenience at your doorstep. Kardinya Primary School and Morris Buzacott Reserve are just 700m away. Murdoch University, Fiona Stanley and St John of God hospitals are all within easy reach, with Murdoch train station and freeway access to Perth CBD being a breeze. You couldn't ask for a more convenient locale, plus your nearest bus stop is just 20 metres away. Finer features include:

- 405 sqm survey strata block with no common area or strata fees.
- Three well-sized bedrooms.
- Open plan living/dining with a separate theatre space.
- Caesarstone benchtops throughout, with a double sink and a custom drain tray in the kitchen.
- Quality Westinghouse Appliances, Extra Wide Oven, 5 burner gas cooktop with rangehood and dishwasher.
- Solar PV System
- Zoned Ducted Reverse Cycle Airconditioning
- Off-street parking for two cars, plus a double garage with built-in laundry facilities.
- Roller shutters on the office window and rear bedroom.
- Home Alarm

This home has it all; it's a testament to eco-friendly, secure, modern, sophisticated and convenient living.