

# 41 Amadeus Crescent, Port Kennedy, WA 6172

ACTON

belle  
PROPERTY

## House For Sale

Tuesday, 14 November 2023

41 Amadeus Crescent, Port Kennedy, WA 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



Shaun Hogarth  
0412275481

## Offers From \$579,000

Welcome to 41 Amadeus Crescent. Set amongst other quality homes and only a stone's throw from beautiful parklands, lake, and playground equipment, this large 202m<sup>2</sup>, 2006-built home sits on a spacious 500m<sup>2</sup> block of prime land. You will love the spacious open plan design, ducted and zoned reverse cycle air-conditioning, spacious bedrooms, large outdoor entertaining area, powered workshop, security system, and solar panels. Enjoyed by the current family for the past 17 years, it is now time for a new family to enjoy everything this fantastic location and well-kept home has to offer, with nothing left to do but move in! Ideally suited to large families, savvy first home buyers, astute investors, and navy/FIFO personnel. Perfectly located in the popular St Michel Estate, you'll enjoy being close to beautiful parkland, quality schools, major shopping and sporting facilities, and our stunning coastline with beautiful white sandy beaches. Independent Rental Appraisal: In the vicinity of \$650 per week.

- Ducted and zoned reverse cycle air-conditioning throughout for year-round comfort
- Multiple living areas, including home theatre, family, activity, and games
- French doors, skirting boards, and LED lighting
- Large modern kitchen complete with plumbed double fridge recess, dishwasher, shoppers' entrance, breakfast bar, and stainless-steel appliances
- King-sized master suite complete with walk-in robe, timber venetian blinds and private ensuite
- Spacious ensuite with double shower
- Large minor bedrooms, all with built-in robes
- Beautifully renovated main bathroom with double ceramic vanity, extra deep bath, separate shower, and heat lamp
- Enclosed home theatre with double French doors, plus an activity room for the kids
- Large semi-enclosed gabled patio off the games room with built-in kitchen, and lighting, perfect for year-round outdoor entertaining
- Solar panels to keep your power bills down
- Whole home water filtration system and automatic reticulated lawns and gardens
- Crimsafe security doors, alarm system, and CCTV, ideal for lock and leave
- Powered workshop for your weekend projects
- Double garage with access to patio and backyard
- Built in 2006 with a massive 202m<sup>2</sup> of internal family living

Don't miss out on this fantastic opportunity to secure this beautiful family home, with nothing left to do but move in! You are always welcome to contact Shaun Hogarth if you would like further information regarding this property or would like to organise a personal inspection outside of the home open. [www.belleproperty.com/terms-of-use](http://www.belleproperty.com/terms-of-use)