

# 41 Kennack Vista, Atwell, WA 6164

Regal Gateway

## Sold House

Tuesday, 20 February 2024

41 Kennack Vista, Atwell, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m2

Type: House



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**\$820,000**

Primely positioned within walking distance to schools, public transport, parks and enjoying a quiet cul de sac location you will be more than impressed with 41 Kennack Vista. Well presented and maintained the home has been designed with the growing family in mind and offers a functional floor plan which includes:

- Double door entry into an open plan formal lounge and formal dining room
- Well appointed country style kitchen with large fridge/freezer recess, generous pantry, microwave recess, dish washer, separate oven and cook top and an abundance of draws and cupboards
- Sunken family room with raised, raked ceilings with exposed beams for added charm and character which flows through to the kitchen
- Dedicated kids activity room or study conveniently located in the kids wing of the home
- King sized master suite with spacious wall to wall robe
- Ensuite with shower, vanity and toilet
- 3 other generously proportioned bedrooms with spacious robes
- Family bathroom with shower, bath tub and vanity
- Second toilet
- Laundry with overhead and undercounter cupboards and bench top
- 2 car garage

The outdoor area is an entertainers dream with an expansive pitched pergola with ceiling fan, blinds, established garden beds, stretches of lawn for the kids and pets and overlooks the inviting below ground pool. A second entertaining area off the laundry completes this entertaining package and overlooks an area with raised garden beds - perfect for the gardener in the family.

**ADDITIONAL FEATURES:**

- Block size - 696sq
- Internal living space - 180sq
- Split system airconditioner in the family area
- Ducted evaporative airconditioning throughout the house
- Ducted vacuum system
- Security system
- 2 safes
- Ceiling fans
- Built in 1998 by National Homes
- Council rates \$1737.90
- Water Rates \$1343.90

From its prime location to exceptional features viewing of 41 Kennack Vista is essential to be fully appreciated. Call Samantha on 0403 434 667 for more information.

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