

# 49 Riviera Vista, Port Kennedy, WA 6172

*Elders*

## Sold House

Tuesday, 12 December 2023

49 Riviera Vista, Port Kennedy, WA 6172

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 671 m<sup>2</sup>

Type: House



Bernie Egan  
0433707633

**\$950,000**

Offering a sense of luxury from your very first arrival, the striking street appeal and three car garage set the scene for the high standards and quality design that flows throughout this pristine coastal property. Expertly created, the master bedroom, 3 minor bedrooms, 3 bathrooms, study/5th bedroom and activity space all sit toward the front of the home, leaving the rear for entertaining with an open plan family hub with living, dining and kitchen, a dedicated theatre room and a games area all leading out to and overlooking the resort like rear yard with multiple alfresco areas and sparkling below ground pool. Positioned for convenience, you are surrounded by all the daily essentials you could need with stunning parkland, a choice of shopping options including the SUPA IGA and a range of schooling and childcare facilities within reach, plus easy transport and road links and of course the pristine beaches just a short stroll from home, ensuring sensational laid-back living for the family, professional or investor. Features of the home include:- Spacious master suite with feature trayed ceiling, large fitted walk-in robe and ensuite with dual vanity, glass shower enclosure, bath and private WC - Two further well-spaced minor bedrooms both with full height built-in robes - 4th bedroom or guest suite at the front of the home, with walk-in robe and private ensuite with shower, vanity and WC - Generous family bathroom with bath, shower and vanity, plus a separate WC - Modern laundry off the kitchen with both upper and lower cabinetry and direct garden access - Contemporary kitchen with freestanding 900mm oven, sweeping stone benchtops with breakfast bar for gathering around, ample cabinetry including a walk-in pantry and a dishwasher and fridge recess - Open plan family room with both living and dining areas, with a soaring vaulted ceiling for an added sense of space and plenty of natural light - Separate theatre room, built for movie viewing, with a sunken design and feature ceiling - Dedicated games room with French door entry - Private study towards the front of the home- Activity space between the minor bedrooms with handy ladder access to the roof storage above - Grand entry foyer with another trayed ceiling to emphasize the high ceilings and space throughout - Tiling throughout the main living areas with carpet to the bedrooms and theatre - Ducted reverse cycle air conditioning and downlighting to the entire property - Timber lined alfresco area with downlighting, café blinds and exposed aggregated flooring, plus an outdoor kitchen ensuring the resort like feel all while overlooking the pool - Secondary outdoor living area with gabled roof and poured limestone - Below ground pool with decked surround, plus solar heating, glass fencing and a waterfall effect - Lawn to both the front and back gardens - Solar panel system- Triple remote garage with roller door access to the rear gardens - 671sqm\* block with 258sqm\* internally Built in 2010, this impressive residence overflows with added extras that elevate this family home to the luxurious abode on offer, with more than enough room for even the largest of families, walking distance to the local beach and a backyard paradise to call your own, this home is an absolute must see. Contact Bernie on 0433 707 633 today. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk-through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.