

51 Merida Loop, Port Kennedy, WA 6172



Sold House

Friday, 27 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 582 m2

Type: House



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\$562,000

Perfectly situated on a quiet street facing the tranquil Merida Loop Reserve and with no rear neighbours, you have all the peace and quiet you could ask for to enjoy the outdoor lifestyle in your spacious rear yard, or throughout this well-proportioned family home. Primed for investors with a tenant in place until December 2024, the property offers 170sqm* internally, with all 4 bedrooms and 2 bathrooms positioned along the right hand side of the residence, leaving the left side for relaxation or entertainment with a formal lounge and open plan kitchen, living and family meals area, that transitions to alfresco dining with ease. Positioned on a 582sqm* block within the popular St Michel Estate and opposite endless green space, you are well positioned for easy family living with central Port Kennedy just moments away, a choice of schooling and childcare facilities within reach, public transport and road links and all the recreational benefits you could need with the stunning coastline and sensational golf course a quick trip from home. Features of the property include:- Spacious master suite at the front of the home to take full advantage of those park views, with a walk-in robe and ensuite with shower, vanity and separate WC- Three further great-sized bedrooms, all with built-in robes - Central family bathroom with a shower enclosure, bath and vanity with a private WC- Laundry with a walk-in linen closet and direct garden access - Generous corner kitchen with in-built stainless-steel wall oven and gas cooktop, fridge recess full height walk-in pantry and ample cabinetry and bench space to provide another place to sit- Open plan living and dining area, lined with a wall of windows to allow the light to flood in, plus a reverse cycle air-conditioning unit for added comfort - Formal lounge area on entry, with another large window to enjoy that park outlook and a semi-enclosed design for an easy flow to the family hub - Carpet to the bedrooms and lounge with tiling to the remainder of the home- Under roof alfresco area with brick paved flooring and sliding door access to the main living area - Substantial fully fenced back yard, open to opportunity to provide a sanctuary for the kids to play or peaceful spot for complete relaxation - Lawned front yard with tropical plantings and a soaring shady tree- Double remote garage

This 2004 built property was designed for comfortable family living, with a spacious interior that seamlessly transitions between formal and informal, an ample backyard open to the imagination and a premium position facing all the greenspace and parkland you could need, making this a popular choice and a must view. 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.