

**53 Anglesey Drive, Kardinya, WA 6163**

THE AGENCY

**House For Sale**

Wednesday, 7 February 2024

53 Anglesey Drive, Kardinya, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 684 m2**

**Type: House**



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## Expressions of Interest

Splendid charm and comfort pervade this fantastic 4 bedroom 2 bathroom family home that is as solid as they come, occupies an outstanding position on the street and affords plenty of scope for you to add your own personal modern touches throughout, if you are that way inclined. Beyond a leafy and established country-style frontage, the spacious master-bedroom suite can be found off the tiled entry foyer and plays host to a ceiling fan, as well as a walk-in wardrobe, twin "his and hers" vanity basins and an intimate ensuite bathroom with a toilet and shower. Across the hallway lies a second bedroom with built-in double robes and a fan of its own. Also carpeted under foot is a large open-plan formal dining and lounge room with a delightful face-brick fireplace, as well as access out to a lovely paved entertaining courtyard with an outdoor gas barbecue and a pitched patio for protection from the elements. A sliding door off here reveals the tiled open-plan kitchen and meals, complete with a walk-in pantry, wooden cabinetry, a Torin range hood, a Cannon SP2 four-burner gas cooktop and a separate near-new Westinghouse oven/grill. The latter overlooks a huge sunken and carpeted family room with a cathedral-style high ceiling, character brickwork and a second fireplace that keeps everybody warm during those chilly winter months through the middle of the year. The separate minor sleeping quarters are made up of a functional laundry with a double linen cupboard and external access for drying, a third bedroom with a ceiling fan and built-in robes, a fourth bedroom with a fan and double built-in robes, a separate second toilet and a practical main family bathroom with another towering ceiling – where a shower and separate bathtub help cater for everybody's personal needs. Back outside, there is a handy shed with single-phase power – one that a budding tradesperson will absolutely take full advantage of. Embrace a special location here – one that is just around the corner from bus stops and a plethora of picturesque local parklands, as well as the North Lake Senior Campus. The buzzing South Street precinct and the centre of Fremantle are just a stone's throw away, with the likes of Samson Primary School, Fremantle College, public transport, the Kardinya Park and Westfield Booragoon Shopping Centres, community sporting clubs, major arterial roads, Murdoch University, the St John of God Murdoch Hospital, Fiona Stanley Hospital, the city, beautiful beaches and even our picturesque Swan River all nearby and a matter of minutes away in their own right. The warmth of home has never been more appealing – what a terrific opportunity this is! Other features include, but are not limited to:

- Double-door entrance with a soaring high raked ceiling and skylight/window
- Built-in storage, off the entry
- Built-in family-room cabinetry
- Carpeted bedrooms
- Ducted Fujitsu air-conditioning system
- Security-alarm system
- Timber door frames and trimmings
- Feature ceiling cornices
- Skirting boards
- Security doors and screens
- Mains-gas connection to the outdoor BBQ
- Edwards solar hot-water system – with a booster
- Double carport
- Large 684sqm (approx.) block
- Built in 1984 (approx.)

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.