

# 53 Moolanda Boulevard, Kingsley, WA 6026

## House For Sale

Friday, 17 November 2023



53 Moolanda Boulevard, Kingsley, WA 6026

**Bedrooms: 3**

**Bathrooms: 2**

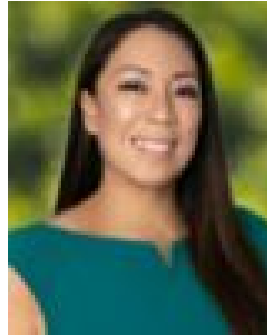
**Parkings: 1**

**Area: 680 m2**

**Type: House**



Karl Wright



Mary Wright  
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## VIP PREVIEW

Charming Kingsley 3x2 - Move In Ready

Cleverly designed, with a great floor plan, this 3-bedroom, 2-bathroom home on a 680m<sup>2</sup> block is a gem. Hitting the market for the first time in over 25 years, this home has recently had a makeover with freshly painted walls, new carpets and blinds. Move in ready for you to add your flair! Boasting a privately positioned spacious main bedroom to the front left, two living areas providing great family separation, and an open-concept design connecting the dining, family and kitchen. The expansive backyard provides plenty of space for outdoor entertainment, and for the kids and pets to play. Have a green thumb? Enjoy time in your garden or simply unwind under the comfort of your patio. Situated in the highly desirable Kingsley neighborhood, you'll have easy access to local schools, parks, shopping centres, and transport. Please contact Wright Realty on 0428 232 656 or email [hello@wrightrealty.com.au](mailto:hello@wrightrealty.com.au) to register your interest.

3 Bedrooms | 2 Bathrooms | Living | Dining | Kitchen | Family | Laundry | Patio | Shed | Single Carport with Drive Through Access

Attractive frontage, freshly painted with a mix of paving and established trees. - Enter your home through the front or the shopper's entry via the carport. Inside, be greeted with a lighthearted feel, freshly painted walls, new plush carpets and a nice feel from the newly installed downlights. - To the right of the entry sits a living room, bright and cheerful and a great space to sit and relax. - Through from the living is the open plan dining, family and kitchen. A wood combustion heater provides plenty of warmth and ambiance on those cold winter days whilst a split system a/c cools in the summer. - The original kitchen is in good condition with plenty of life left. Use as is or modernise with your own flair. Featuring an Electrolux dual oven and electric halogen 5-burner cooktop. There's even a servery into the dining area. - The spacious main bedroom sits to the left of the home. Featuring a decent walk-in wardrobe and tidy original ensuite bathroom. - Remaining bedrooms are located through from the family room. Bedrooms 2 and 3 are both genuine doubles and feature built-in wardrobes. - The family bathroom and laundry sit between bedrooms 2 and 3 providing great separation. The bathroom features a large storage vanity cupboard and separate shower and bath. The laundry is spacious with outdoor access the traditional Hills Hoist. - Step outside and you will see a fantastic large lawned area and vast patio. - Host gatherings or enjoy quiet evenings on the charming patio, perfect for barbecues and al fresco dining. Plenty of space for the kids and pets to play. - A shed provides additional storage. - Roomy single carport with drive-through access to the rear. Additional features: Split system a/c; Batts insulation; Reticulation; Gas Bayonet; Electric storage hot water system; NBN Ready. 1986 built on approx. 680m<sup>2</sup> block. Nearby Amenities: 120m to Cadogan Reserve 500m to Nourish and Feed Café and Local Shops 600m to The Montessori School Kingsley 650m to Goollelal Primary School 850m to Care for Kids School 1.4km to Lake Goollelal 1.4km to Bindaree Rotary Park 2.9km to Greenwood College

Disclaimer: In preparing this information, Wright Realty has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.