

# 7 Kiah Court, Kingsley, WA 6026

## House For Sale

Wednesday, 29 November 2023

7 Kiah Court, Kingsley, WA 6026

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1082 m2

Type: House



Lee Parkinson  
0422233484

## FROM \$939,000

Built on a large, 1,082 block in 1981 by multi-award-winning builder Ross North ( [www.rossnorthhomes.com.au/why-ross-north/#awards](http://www.rossnorthhomes.com.au/why-ross-north/#awards) ) this 4 bedroom 2 bathroom family home is all quality. It's had only two owners in its 42 years: the first for 19 years, the current owners for 24. When you buy a house as good as this you don't leave it in a hurry. But it's time for the current owners, now in their 80s, to downsize and move closer to their children. They leave with happy memories of a great house to live in. So what's great about it? First, it's really well designed. It's a big house with big rooms, but the layout is so good that it doesn't feel too big even if you're just two people living in the house, and it doesn't feel too small even if you're a large family. It's also been cleverly designed so that every bedroom and every living room has windows looking out onto the garden. This is achieved by the clever placing of a small courtyard onto which all but one of the bedrooms look. The lounge at the front of the house, for instance, looks out onto the front garden on one side and the back garden on the other. The master bedroom looks out onto the small courtyard. The family room looks out onto the pool and garden on one side and the courtyard on the other. And so on. The house is designed with two clear areas, the living area on the left side of the house, the bedrooms on the right. The living area consists of three large rooms. The first of these rooms has two separate areas, a large lounge and a smaller formal dining area. The room has the high raked ceilings, exposed rafters and leadlight windows that were fashionable in the 80s and still look good now. Moving on, we come to the central living room which contains three areas: a family room looking out on the back garden and swimming pool, an informal meals area looking out on the small courtyard, and a kitchen. The kitchen may look small, but it has far more cupboard space than is immediately apparent. The first thing the owners did after buying the house was to employ Hollywood Kitchens to rip out the old kitchen and create a new one that would increase cupboard space dramatically. They did a wonderful job and the kitchen now has extensive storage space, including a double-door pantry. It also has double sinks, tiled splashbacks, a new stainless-steel Bosch dishwasher, a new Westinghouse gas cooktop, and a Westinghouse Freestyle Multi Function oven. Moving on we come to a large games room, with a bar in one corner. As was popular in the 80's this room has quality brick walls, as did the family room. The owners had the family room brick walls plastered over, but they left the brick walls in the games room unplastered because they felt it suited that room. A new owner might think differently and, if so, it's easy enough to get a plasterer in. Moving now to the right hand side of the house, the bedroom/bathroom side. All the bedrooms are carpeted. The master bedroom has a generous walk-in wardrobe and an ensuite that was completely renovated a few years ago. It has a shower, toilet, vanity and heat lamps, and still looks as good as new. The other three bedrooms are at the back of the house. Two of them are larger and have built-in double robes. The current owners use bedroom two and four as studies. Close to the bedrooms is a tiled wet area consisting of a powder vanity, a separate shower room, a separate bathroom, a separate toilet and a separate laundry room with access out to the paved rear drying courtyard. Good though the house they bought already was, the current owners, over the years, have found ways to make it even better. They put 14 solar panels and a solar hot water heater on the roof, all of which reduced the electricity bills significantly. They put an evaporative air conditioner on the roof when they bought the house, and when that began to falter last year, they replaced it with a new one that keeps the house beautifully cool in the increasingly hot summers. Inside the house the owners, over the years, gradually replaced the dark slate floor tiles fashionable in the eighties with quality, timber-look laminate which looks great and is very easy to clean. Outside the house, the garden is a big one that has been lovingly tended by the woman of the house who is a passionate believer in native plants. The garden is covered by an extensive reticulation system. The swimming pool is largish, and kidney shaped which makes it fit more naturally into the garden than a rectangular pool would do. The position of the house is great. It's right at the end of a small, peaceful cul-de-sac with friendly neighbours and close to parks and schools. If you're someone who likes a good walk in the morning or afternoon you'll be spoiled for choice here. A wide walkway for pedestrians and cycles that runs all the way from one end of Kingsley to the other is only a couple of minutes away. A seven minute walk from the house takes you to Yellagonga Regional Park with its lake and extensive walking paths. It takes just five minutes to walk to Lehman Park, and three minutes to drive to Legana Park, or Barridale Park or Shepherds Bush Preserve. There are also plenty of good schools close by. The Montessori School is just three minutes walk away. A three minute car-ride takes you to Halidon and Goolelal Primary schools. And the house is in the Greenwood College catchment area. It's also close to shopping, public transport, the freeway, and the coast. Other features include • Solid brick-and-tile construction • Verandah entrance • Gas bayonets in the lounge room, casual meals area and games room • French windows and doors throughout - with the

latter ensuring outdoor access from most main rooms • Down lights • Timber door frames and skirting boards • Security doors • Reticulated gardens • Double carport - with the potential to be converted into a secure lockup garage • Gated access from the carport to the central courtyard • Side access Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.