

**7 Tindarra Close, Kenwick, WA 6107**

**CENTURY 21**

**House For Sale**

Friday, 10 May 2024

7 Tindarra Close, Kenwick, WA 6107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 743 m2**

**Type: House**



**Danny Sharrett**

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## From \$599,000

Situated on a spacious 743sqm block and built in 1993, this charming 4-bedroom, 2-bathroom home is prime real estate for so many reasons! Whether you're a family in search of room to grow, an investor hunting for a lucrative opportunity, or simply in need of a workshop to work on your projects, this property has something for everyone! First off, let's talk location – nestled in a quiet cul-de-sac, it's the ideal address for young families raising children in a peaceful neighbourhood. Plus, you're just a hop, skip, and a jump from East Kenwick Primary and Rehoboth Christian College, making school runs a breeze. Now, let's dive into the home itself. Step inside, and you'll be greeted by an expansive open-plan living area that is sure to become the hub of this family home in no time. Here the kitchen takes centre stage amongst the family, dining and sitting area. With raked ceilings adding a touch of elegance, it's the ideal spot for the family to gather to catch up on each other's day or. And let's not forget about the kitchen! With a gas hotplate, separate oven, and plenty of room for all your goodies in the large fridge recess, you can easily imagine lives within these walls. When it's time to unwind, you'll love retreating to the cosy master bedroom, complete with wood-look floors, a walk-in robe, and a private ensuite! Bedrooms 2, 3, and 4 are all decked out with built-in robes, and with bedrooms 3 and 4 connected, you've got options galore – whether you need separate rooms or a cosy study nook. We should mention the theatre room positioned at the front of the home. The versatile layout of this room sets it up perfectly for use as a 5th bedroom or study for families who need the extra space. Step outside, and you'll find yourself in backyard bliss. Picture yourself relaxing on the covered patio, the perfect spot for weekend BBQs with friends and family. And if you're a bit of a handy person, you'll love the powered workshop out back, complete with a sliding door, concrete hardstand and drive through access for small vehicle from the front yard, it's the ultimate space for all your DIY projects. With a generously sized backyard for the kids to run wild, additional shed storage, and undercover parking in the double carport at the front, this place ticks all the boxes. So, what are you waiting for? Head along to the home open, check this stellar home out for yourself and then take the steps to make it your own.

**FEATURES AT A GLANCE:**

- Expansive open-plan living area with raked ceilings seamlessly integrating the family room, kitchen, meals, and sitting area
- Central kitchen enjoying a gas hotplate, separate oven and a large fridge recess
- Cosy master bedroom featuring wood-look floors walk-in robe with built-in shelving & private ensuite for convenience.
- Bedroom 2 featuring a convenient single built-in robe for storage
- Bedrooms 3 and 4 each equipped with single built-in robes, are connected to allow for versatile use of the rooms; separate rooms or a bedroom with an adjoining sitting room/study
- Well-appointed bathroom featuring a bath, shower, and WC for convenience
- Separate laundry area alongside a dedicated WC for added functionality
- Ducted evaporative air conditioning throughout
- Alarm system installed for peace of mind
- Enjoy continuous hot water with a gas instant hot water system
- Step outside to a covered flat roof patio with brick paving, perfect for outdoor gatherings
- Side gates from the front enabling easy access for small cars, trailers, into the backyard and the powered workshop
- Spacious powered workshop with sliding door and set on concrete hardstand, ideal for hobbies or projects
- Generously sized backyard offering ample space for children to play and entertain
- Additional shed along the side of the home providing extra storage solutions
- Undercover parking in the double carport at the front of the home.

For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467

**PROPERTY INFORMATION**

Council Rates: \$470.00 per qtr  
Water Rates: \$327.16 per qtr  
Block Size: 743sqm  
Zoning: R17.5  
Build Year: 1993  
Dwelling Type: House  
Rental Potential: \$650pwk  
Floor Plan: Not Available

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