

77 Claygate Way, Kingsley, WA 6026

SaleByHomeOwner
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House For Sale

Wednesday, 17 April 2024

77 Claygate Way, Kingsley, WA 6026

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 791 m2

Type: House



Sale By Home Owner
1300609392

Offers over \$979,000

The phone enquiry code for this property is - 5901. This lovely 5 bedroom or 4 bedroom plus office, 2-bathroom home offers the perfect blend of comfort, style, and functionality. With a beautifully renovated kitchen and bathrooms, along with a myriad of impressive features, this property is sure to captivate your heart. As you step inside, you'll be greeted by the spacious and inviting living spaces. The heart of the home boasts a gourmet kitchen equipped with top-of-the-line appliances, including an \$8k AEG oven and gas cooktop, as well as a dishwasher. The luxurious granite stone bench makes this kitchen a chef's delight. Entertaining guests will be a breeze with the expansive outdoor entertaining area, perfect for hosting gatherings, maybe a swim in the pool and creating lasting memories with loved ones. Relax and unwind in the comfort of the master bedroom, complete with walk-in robes, a ceiling fan for added comfort. The ensuite features a double vanity, separate shower, and full-height tiling, offering a touch of luxury to your daily routine. Three additional bedrooms plus study/bedroom. Bedrooms have built-in wardrobes and provide plenty of space for family and guests. Other notable features of this remarkable home include a ducted Fujitsu reverse cycle brand new air conditioning throughout the entire home. There is double linen storage cupboards, and reticulated gardens to the front of the home and ready to be re-connected to the back. A brand new bore has also just been replaced. The property also boasts a full 16 panel solar panel system saving \$1,000s on electrical bills, it has a gas instant hot water unit for added efficiency and sustainability. The pool equipment has also just been updated and new clear panels to the alfresco patio. NOTHING to spend on this updated home as it has already been upgraded and replaced. It is now ready for any decorating updates you might like to do. Ready for a large family to enjoy.

LOCATION: Goollelal Primary School (1.4 km) Dalmain Primary School 1.1 km Greenwood College (2.3 km) Barridale Park 850 m Hillarys Boat Harbour 6 km Kingsley Tavern and shops 3 km

FEATURES: Year Built: 1990 Total internal Area: 280 sqm (approx) Ducted Fujitsu Reverse Cycle Air-conditioning (New March 2024 with warranty) 5 Burner Gas Stove (AEG) 600mm Oven (AEG Top of the range) Lots of Storage Insulated to roof and walls

OUTSIDE: Alfresco dining and lounge Fiberglass Pool (salt and equipment has been just upgraded) Bore (Brand New) Reticulated Gardens / Lawns at the front needs to be reconnected to the back Space for 4 cars to park + Gas Storage Hot Water System (Vulcan freeloader)

RATES: Council: \$2,200 (approx) Water: \$1,305.32 (2022/23)

Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries.