

# 78 Kilkenny Circle, Waterford, WA 6152

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PROPERTY

## House For Sale

Wednesday, 12 June 2024

78 Kilkenny Circle, Waterford, WA 6152

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 758 m<sup>2</sup>

Type: House



Lisa Mann

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## **New to market.**

If you have a similar property, please call me. I wrote seven offers on this property, and six missed out. I would love to hear from you if you are thinking of selling. Spacious home on 758sqm prime land, walking distance to the river. Welcome to this stunning home featuring five bedrooms, three large living areas, a study, two bathrooms and separate third toilet in the laundry. Beautifully presented, this house offers ample space and comfort. You will be greeted by a warm, inviting atmosphere, with an abundance of natural light filtering through large windows. At the front of the home you will find a well-positioned office, perfect for work or study. Adjacent to it is the master bedroom including a beautifully updated ensuite with sliding door allowing access to private courtyard. This bedroom is ideal also for older parents, children, or visitors. Additionally, there is a large lounge room or music room, providing versatile space for various activities. Moving further into the home, you enter the heart of the residence, featuring a spacious living area that is perfect for entertaining friends and family. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a cohesive space for togetherness. The beautifully renovated kitchen features stone bench tops, modern appliances, and ample storage, making meal preparation a breeze. The main living area includes a potbelly fireplace, providing a warm ambience on cooler nights. If you love outdoor living, the property offers a spacious grassed area perfect for children and pets to run and play. A wrap-around patio provides an ideal space for alfresco dining, overlooking a timber deck and climbing play equipment with a sandpit to keep little ones active. Additionally, there is a conveniently located laundry on the first floor with a third toilet. Upstairs, you'll find a third living space, four bedrooms all with built in robes and a renovated second bathroom. All bedrooms are generously sized, offering a peaceful retreat for every family member. A double garage provides secure parking for your vehicles, ensuring peace of mind. The home is equipped with air conditioning, a security alarm system, and security screens. Situated on a highly sought-after, quiet street in the riverside section of Kilkenny Circle, this property offers both convenience and accessibility. It is located near Waterford Plaza, Curtin University, the Canning River, and the George Burnett Leisure Centre. Enjoy lush surroundings with Waterford and Trinity Playing Fields nearby, and easy access to Manning Road, which connects Kwinana Freeway to Canning Highway, Leach Highway, and Mitchell Freeway. Perth CBD is just a 15-minute drive away, with Westfield Carousel and the Victoria Park restaurant strip only 10 minutes away. Perth Airport is also a mere 15-minute drive away. The property is close to Manning Tennis Club and Bowling Club, and within walking distance to the Canning River, Curtin University Boat Club, and Challenger Reserve. It is also a short drive or bike ride to Aquinas College, Penrhos Ladies' College, and Wesley College. Perfect for multi-generational families or astute investors, this property offers an excellent opportunity to lease easily to Curtin University lecturers, researchers, or student families. Seize the opportunity to make this house yours and secure your future in this beautiful home. I look forward to welcoming you to the neighbourhood.