

8 Ainslie Court, Kardinya, WA 6163

Sold House

Tuesday, 21 November 2023

8 Ainslie Court, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 735 m²

Type: House



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\$1,100,000

A sought-after looped location in the wonderful "Somerville Estate" is the fitting setting for this exceptional 4 bedroom 2 bathroom family home that boasts an impressive and functional floor plan. There are sweeping inland views of the bright suburban lights at night, across a sprawling green front yard with lawns and well-maintained gardens. Inside, a carpeted formal lounge room with (Panasonic) split-system air-conditioning warmly welcomes you, leading into a carpeted formal-dining room that is also reserved for those special occasions. A crisply-tiled open-plan family, meals and kitchen area is where most of your casual time will be spent and is made up of a ceiling fan, a split-system air-conditioning unit, sparkling 40mm-thick granite bench tops, double sinks, an integrated Miele dishwasher, an integrated Siemens coffee machine, a Neff oven and warming drawer, an integrated Neff microwave, an integrated range hood, a refrigerator, cabinetry lighting and decent built-in pantry storage. A spacious tiled games room has high ceilings and a built-in bar, whilst a huge master suite off the entry is the obvious pick of the bedrooms with its ceiling fan, custom-fitted walk-in wardrobe, a connecting parents' retreat-come-walk-in dressing room and a sublime renovated fully-tiled modern ensuite bathroom – shower, toilet, heat lamps, powder vanity and all. Outdoors, a huge pitched alfresco area (off the games room) encourages fabulous under-cover entertaining, complemented by a bubbling 10-seater spa that will be the envy of your guests. The beautiful backyard is dominated by lush green lawns and is the perfect place for the kids and pets to play in unison. An additional covered patio off the meals area is simply an added bonus. Stroll to bus stops and spectacular local parklands and playgrounds for the kids (including the picturesque lakeside Frederick Baldwin Park), with the likes of Melville Senior High School, alternative local educational facilities, the Kardinya Park and Westfield Booragoon Shopping Centres, train stations, community sporting clubs, highways, Fremantle, the city, beaches and our famous Swan River all nearby and very much within arm's reach. Murdoch University, the St John of God Murdoch Hospital and Fiona Stanley Hospital are also only minutes away in their own right, adding to this property's exceptional convenience. What a stunning place to call home! Other features include, but are not limited to:

- Pitched patio/portico entrance
- Quality 60 x 60 porcelain tiles
- Tiled entry foyer
- New carpets in the formal lounge/dining rooms and master suite
- Carpeted 2nd and 3rd bedrooms with mirrored built-in robes and built-in study desks
- 3rd bedroom with a ceiling fan and Panasonic split-system air-conditioning also
- Carpeted 4th bedroom with mirrored BIR's
- Fully-tiled and revamped main family bathroom with a rain shower, a separate bathtub, heat lamps and more
- Over-head and under-bench laundry storage – plus external access for drying
- Separate 2nd toilet, off the laundry
- Linen press
- Gas-bayonet heating
- CCTV security cameras
- Security-alarm system
- Quality window treatments – including sheers
- Skirting boards
- Security doors and screens
- Remote-controlled double lock-up garage
- Established green gardens
- Large 735sqm (approx.) block
- Built in 1989 (approx.)

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.