

81 Kilkenny Circle, Waterford, WA 6152



House For Sale

Wednesday, 10 April 2024

81 Kilkenny Circle, Waterford, WA 6152

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 805 m2

Type: House



Gerard De Souza

0893883911

Set Date Sale 3 May

What we love :For the first time in 26 years, we present to you an unique opportunity to procure this large single storey 4-bedroom, 4-bathroom, property nestled on 805 sqm of prime freehold land in Waterford.Situated in a highly sought-after quiet street and on the riverside section of Kilkenny Circle, enjoy the convenience of being within close proximity to Waterford Plaza, Curtin University, Canning River and the George Burnett Leisure Centre. Enjoy the lush surroundings with Waterford and Trinity Playing fields right at your doorstep, and benefit from easy access to Manning Road, connecting Kwinana Freeway to Canning Highway, Leach Highway and Mitchell Freeway. The Perth CBD is about a 15 min drive, Westfield Carousel and Victoria Park restaurant strip are just a short 10-minute drive away. Perth Airport is also just a 15 min drive away.Close to Manning Tennis Club and Manning Bowling Club. Short walk to the Canning River and Curtin University Boat Club, Challenger Reserve. Short drive to Aquinas College, St Pius X College and Canning College.Perfect for multi-generational families or astute investors looking to rent out to Uni students(shared house), staff or others.What to know:This spacious comfortable home boasts 4 large bedrooms all able to fit Queen sized beds, 4 bathrooms(2 are ensuites), 2 car garage with additional driveway parking. Designed to demarcate for formal entertaining and informal family activities, the home has generous formal lounge and dining areas plus large family, games and meals areas.The kitchen which faces North is bathed in natural light, overlooks the backyard, entertaining area and fruit tree garden (offers mangoes, custard apples, longans, lychees, figs, pomegranate and lemons).This cherished home provides you with the perfect canvas to add your own personal finishing touches to suit your style and create new memories.Other Features :Solahart hot water systemSolar PanelsNBN connectedDucted Evaporative cooling systemSplit system aircon in one roomBore reticulationFireplaceStoreroomNo major structural or termite issues found by Building and Pest inspection company on 16 Apr 2024.Council rates : \$2863 approxWater rates : \$ 1584 approxWho to talk to:Please call Gerard de Souza on 0451 837 883 for more details to secure this rare opportunity especially in Waterford where supply and stock levels are always low. ALL offers will be presented closing 5pm wst, Friday, 3 May 2024 unless sold prior. The property will be sold in 'AS IS' condition at settlement date. ThanksDISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.