

11 Nunton Place, Port Kennedy, WA, 6172

Harcourts

House For Sale

Friday, 30 August 2024

11 Nunton Place, Port Kennedy, WA, 6172

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Peter Padovan

***** UNDER OFFER!! *** Affordable First Home Buyers Home or Investment Property. Nest or Invest**

*** UNDER OFFER!! ***

11 Nunton Place is a 3 bedroom, 2 bathroom home located in a very family orientated area on the ocean side of Port Kennedy. Nestled on a very manageable 527m² block in a cul de sac only minutes from the long white sandy beaches and the sparkling blue waters of the Indian Ocean. The home is only minutes from schools, shops and all the local amenities, services and the many attractions, (a sample of which are listed below).

CURRENTLY LEASED

Lease expires on 22nd November 2024 at \$480 per week rent

11 Nunton Place is an ideal and affordable entry level First Home Buyers opportunity with options and loads of potential. There is room to add a future Workshop with drive through access to it via the garage, or add a future Pool, or even extend the home itself over time if necessary. All the time adding value to the home as you go.

Alternatively, 11 Nunton Place would represent a very affordable and a very profitable addition to any Investment Portfolio.

Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

CURRENTLY LEASED

Lease expires on 22nd November 2024 at \$480 per week rent

Bonus Features:

- ☑ Solar Panels
- ☑ Two Split System air-cons
- ☑ Security Shutters to front and side
- ☑ Gas Hot Water

Features of the Home:

- ☑ Enter via security door
- ☑ Lounge - overlooks the front gardens and features an ornamental mantelpiece
- ☑ Family/Dining - are separated but adjoining spaces which are both open plan to the kitchen. The dining is centrally located beside the kitchen and the family space overlooks the side yard and the rear and opens to the patio and outdoor living area. There is a ceiling fan and split RC AC
- ☑ Kitchen - features a gas upright stove, pantry, a double fridge space and ample cabinetry and bench space.
- ☑ Master Bedroom - is king size and overlooks the front gardens. Featuring 4 built in robes, a split RC AC and a ceiling fan
- ☑ Ensuite - includes a shower, vanity with storage, WC and extractor fan
- ☑ Bedroom 2 - overlooks the front gardens and includes a robe recess
- ☑ Bedroom 3 - is queen sized and overlooks the rear garden. It features a split RC AC and robe recess
- ☑ Bathroom - Includes a bath, shower, vanity with storage
- ☑ Laundry - opens to the side with a double linen recess in the hallway and a separate WC.

Outdoor Features:

- ☑ Garage with roll a door and drive through access to the rear and a hardstand
- ☑ Patio - a colour bond structure with a concrete floor – perfect for BBQ's or simply relaxing in the cool of the day
- ☑ Lean-to storage beside the garage
- ☑ Gardens - are very simple and very easy care – lawns with a few shrubs and small shade trees

Locations:

Nunton Place is centrally and very conveniently located within only minutes of the most frequented local services,

amenities and attractions

- ☒ Kennedy Kids Care - 4 minutes drive
- ☒ Creative Learning + Play - 4 minutes
- ☒ Goodstart Early Learning Port Kennedy - 3 minute drive
- ☒ Busy Bees Port Kennedy - 5 minute drive
- ☒ Port Kennedy Primary School K-6 - 2 minute drive
- ☒ Endeavour Primary School K-6 - 4 minute drive
- ☒ St Bernadette's Primary School - 2 minute drive
- ☒ Warnbro Community High School - 4 minute drive
- ☒ Living Waters College - PP-12 - 6 minute drive
- ☒ Port Kennedy Shopping Centre + IGA - 5 minute drive
- ☒ Stargate Shopping Centre + IGA - 4 minute drive
- ☒ Warnbro Shopping Centre - 5 minute drive
- ☒ Palm Springs Port Kennedy - 5 minute drive
- ☒ Palm Springs Medical Centre - 5 minute drive
- ☒ Port Kennedy Veterinary Hospital - 3 minute drive
- ☒ Port Kennedy Skate Park - 4 minute drive
- ☒ Port Kennedy Gym - 4 minute drive
- ☒ South West Judo Academy - 4 minute drive
- ☒ Betty Bentley Dance Academy - 5 minute drive
- ☒ Momentum Performing Arts Academy - 4 minute drive
- ☒ Beach and Car Park @ Cote D' Azur Gardens - 4 minute drive
- ☒ Warnbro Train Station - 8 minute drive

Obviously 11 Nunton Place will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 11 Nunton Place at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'

CURRENTLY LEASED

Lease expires on 22nd November 2024 at \$480 per week rent

You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.