

**130 Grand Ocean Boulevard, Port Kennedy, WA
6172**

Elders

House For Sale

Wednesday, 19 June 2024

130 Grand Ocean Boulevard, Port Kennedy, WA 6172

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 669 m2

Type: House



David Parlor
0895914999

Urgent Sale!

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out. Offering oversized living in a premium coastal setting, this outstanding family home is sure to delight those in search of both location and space with a flexible floorplan that spans 265sqm internally, and a block size of 669sqm that sits just an easy stroll to the sensational beaches and ocean beyond. With 4 large bedrooms, plus a study or 5th bedroom, and 3 bathrooms you have plenty of room for a variety of family arrangements, with multiple living areas, a spacious alfresco setting and even a powered workshop to the garden, providing all the added extras you could ask for, and a comfortable setting for the family to call home. Features of the home include:- Generously sized kitchen set within the heart of the property, with a sweeping benchtop with breakfast bar, extensive cabinetry and storage options including a walk-in pantry, a freestanding oven, fridge recess and plenty of natural light - Spacious open plan family living and meals area, with a trayed ceiling to add to the sense of space, LED downlighting, a warming fire and reverse cycle air conditioning for wellbeing, with low maintenance tiling throughout - Dedicated games or theatre room to the rear, with soft carpet, French door entry and sliding doors to the alfresco for entertaining - Formal lounge and dining to the front of the property, with carpet to the floor, soft natural lighting and direct kitchen access for ease of use - Home office, study or 5th bedroom, given its convenient placement and carpeted flooring - Oversized master suite to the front of the home, with another reverse cycle air conditioning unit for comfort, carpet to the floor and large walk-in robe, with an ensuite equipped with corner spa bath, shower enclosure and vanity, plus a private powder room with a WC and additional vanity - Substantial guest suite, with carpet, a large window and walk-in robe, plus an ensuite with shower enclosure, vanity and WC- Two further well-spaced bedrooms, both with double built-in robes - Centrally placed family bathroom with a separate shower and bath, private WC and powder room with vanity - Sizeable laundry with in-built cabinetry and bench space - Large foyer on entry, with tiling and arched openings - High ceilings and ducted evaporative air conditioning throughout- LED downlighting to most of the property - Vast gabled roof alfresco area, with brick paving to the floor, providing a peaceful spot to relax or entertain - Well maintained gardens to the backyard, including lawn and tropical plantings, all reticulated automatically from the bore - Lawned front garden, with shade trees and a curved pathway to the covered portico entry - 6m x 3m powered workshop- 16 solar panels with a 4kW inverter - Separate storeroom within the home- Double remote garage with a roller door to the rear yard Built in 1998, this superb family residence sits perfectly placed for all life's conveniences, with the local shopping precinct and SUPA IGA a short walk from home, a choice of parkland in all directions including the popular Bayeux Reserve with its greenspace and lake to meander, and quality schooling within reach, along with transport and road links and the sensational coastal delights of white sandy beaches and crystal clear waters set just an easy stroll away, providing endless recreational options and a beautiful backdrop to your new home. Contact David Parlor today on 0412 734 727 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.