

**14 Kangaroo Avenue, Kwinana Town Centre, WA  
6167**

**JW**

**House For Sale**

Monday, 1 July 2024

14 Kangaroo Avenue, Kwinana Town Centre, WA 6167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



Ross Collier  
0435995023

**From \$479,000**

What: A 3 bedroom, 2 bathroom property, with 2 car garage and low maintenance gardens on a periodic lease at \$480p/w  
Who: Families, professionals, remote workers or investors in search of modern, easy care living  
Where: Centrally placed just seconds from shopping, recreation and transport links  
Designed for comfort and positioned for convenience, this executive property offers 3 well-spaced bedrooms, two bathrooms and a modern and stylish interior, with low maintenance gardens to both the front and back, making it the ideal choice for those seeking easy care living, with all the daily essentials just seconds from home. The Kwinana Shopping Centre is positioned just a quick stroll away, with a range of retail and dining options available, along with a choice of recreational options including the nearby fitness, Recquatic and Arts Centres, plus a range of parkland and greenspace in all directions, nearby schooling and seamless travel links with the train station taking you to the CBD in less than 30 minutes. The front façade offers a classic yet modern styling with lawned gardens, while the driveway leads to your two car garage, and a sheltered entry guides you within. The two minor bedrooms sit towards the front of the property, both carpeted with sliding door robes for storage, and plenty of natural light, with a centrally placed bathroom set conveniently between for ease of use, offering a glass shower enclosure, vanity and bath, plus a separate WC. The master suite is spacious by design, and is again carpeted, with a walk-in robe and ensuite with a shower enclosure, vanity and WC. The main living area sits to the rear of the property, with an open plan design that enhances the bright interior, with timber effect flooring, a reverse cycle air conditioning unit for added comfort and room for both living and dining options. The contemporary kitchen has been designed to overlook the space, perfect for entertaining purposes, with extensive crisp white cabinetry, in-built stainless-steel appliances including an oven, gas cooktop and integrated range hood, and a generous breakfast bar for gathering around. Sliding doors take you to the alfresco at the rear, tucked under the main roof for a cohesive flow between indoor and out, with paving that wraps around the home, offering multiple areas to dine or relax, and a handy entry to the garage an added benefit. The remainder of the garden is lawned, with a border of greenery and another shady tree, all designed for minimal upkeep, and maximum relaxation. And the reason why this property is your perfect fit? Because this executive property promotes easy care living in a central and well-connected location. 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.