

14 Kinbrace Way, Lynwood, WA 6147

VIVID*

House For Sale

Friday, 5 July 2024

14 Kinbrace Way, Lynwood, WA 6147

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 688 m2

Type: House



Jason Eldridge

0414519389

Offers over \$600,000

Nestled within a tranquil pocket of Lynwood and just footsteps away from the sprawling Woodford Park at the top of the street, this solid 3 bedroom, 1 bathroom brick-and-tile home is light, bright and as charming as they come! The home offers an ideal entry point for a young family looking to establish themselves in a thriving suburb. A spacious formal front lounge seamlessly connects to the dining area, complemented by an open-plan living room adjacent to the kitchen, perfect for casual meals. The functional kitchen features a walk-in pantry, double sinks, overhead and under bench storage, and a freestanding gas cooktop/electric oven. The standout among the separate sleeping quarters is the spacious master bedroom, complete with full-height built-in wardrobes. The practical bathroom is designed with simplicity and functionality in mind, featuring a shower and separate bathtub to accommodate everyone's personal needs. Outdoors, a huge full-width patio-entertaining area provides plenty of cover and protection from the elements, with more than enough yard space for the kids and pets to play in unison, without a worry in the world. Completing this wonderful package is a large workshop shed – or additional single lock-up garage – at the rear, enjoying direct drive-through access via the single lock-up carport. Within walking distance are Bannister Creek Primary School around the corner, Lynwood Senior High School, the Lynwood Village and Langford Village Shopping Centres, bus stops and other lush local parklands. The likes of community sporting facilities, the Whaleback Golf Course, train stations and major arterial roads can all be easily accessed within a matter of just minutes. The convenience of this superb property will pleasantly surprise you – as will everything else it has to offer! Other features include, but are not limited to:

- Low-maintenance timber-look flooring to the living zones
- Carpeted bedrooms
- Efficient laundry with a walk-in linen cupboard, separate toilet and external access for drying
- Split-system air-conditioning
- Security doors and screens
- Manual reticulation
- Undercover alfresco area
- Front and rear lawn areas

Rates, Property & Local Information: Water Rates: \$1,059.78 (2022/23) City of Canning Council Rates: \$1,707.48 (2023/24) Year Built: 1972 Block Size: 688sqm Zoning: R20 Primary School Catchment: Bannister Creek Primary School Secondary School Catchments: Lynwood Senior High School

DISCLAIMER: The photos used in the advertisement may not reflect the current condition of the lawn. DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.