

16 Long Beach Rise, Port Kennedy, WA 6172



House For Sale

Wednesday, 26 June 2024

16 Long Beach Rise, Port Kennedy, WA 6172

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 436 m2

Type: House



Hayley Tubbs
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From \$890,000

Overlooking the ocean in Port Kennedy, this property offers a sanctuary of space and light featuring a spectacular aspect. 16 Long Beach Rise in Port Kennedy will appeal to those seeking a spacious, high quality, low maintenance home set upon the cusp of Port Kennedy's beach lifestyle. Exuding a wonderful sense of privacy and security, featuring a selection of outdoor living spaces catering to our love of alfresco entertaining, including balconies off each bedroom, an elevated paved outdoor entertaining area, with sweeping ocean views from the rear and the hills backdrop in the distance from the front balcony. In one of Port Kennedy's most prized locations the property also enjoys a pathway for local residents which takes you directly down to the coastal beach footpath. Nb. Please read the section at the bottom regarding the tenancy and the process - currently tenanted until 23-Feb-2025. THE PROPERTY: The heart of this residence is the open-plan living, dining & family area. Adjoining to this is an expansive glassed sunroom, which is an inviting space that effortlessly extends to the vast entertaining terrace that overlooks the rear garden and beautiful views with noticeable sounds of the ocean waves. The kitchen is equipped with built in appliances, additional preparation benchtops, and an adjoining expansive scullery / laundry with natural stone look finishes and an abundance of cabinetry. The entry floor also includes a guest powder room. Upstairs, the extravagant primary bedroom suite encapsulates it's own balcony access with ocean views, his and hers walk-in robes, and a private spa ensuite with a separate shower. Two additional double bedrooms (one is semi ensuite), both have their own private access to the balconies and are serviced with built-in robes. An added feature is an approx sized 6m x 5m brick fully enclosed lockable shed and an outdoor hot and cold shower. • Three beautifully appointed bedrooms all with private balconies. Master with walk through his/hers robe and guests with built-in robes • Master ensuite with private spa and separate shower • Guest bathroom with bath, shower and vanity • Ambient living and dining area with family room • Enclosed glassed sunroom under the main roof ensuring plenty of natural sunlight throughout • Butlers kitchen with gas stove top, overhead cabinetry and combined laundry • Ducted air-conditioning for year round comfort • Outdoor hot and cold shower and large gas hot water system • Short walk to Port Kennedy beach and 300 meters to the boat ramp • 350 meters to world class Links Kennedy Bay Golf Course and club house • Quality curtains, carpets and tiles complete this beautifully presented home Rates \$2,234 per annum This is your chance to live in a designer home with so much room, style and versatility, and a great community setting to match. Please contact exclusive selling agent, Hayley Tubbs from Chalk Property on 0403 569 005 or hayley.t@chalkproperty.com.au for more information. Due to tenant request, viewings are to be arranged on request. PLEASE NOTE: PROPERTY IS TENANTED UNTIL 23/02/2025. FOR THOSE WHO HAVEN'T PURCHASED A PROPERTY BEFORE WITH A TENANT IN PLACE, THE TENANTS LEASE IS WITH THE PROPERTY (NOT WITH THE OWNER), SO THE TENANT HAS COMPLETE CONTINUITY AND THE NEW OWNER RECEIVES THE RENTAL INCOME FROM SETTLEMENT DATE. A FEW MONTHS BEFORE LEASE END (FEBRUARY 2025) THE DECISION IS MADE WHETHER THE NEW OWNER WANTS TO MOVE IN, OR IF THEY ARE HAPPY TO KEEP ON LEASING THE PROPERTY. Visual Staging Disclaimer: This property has been virtually staged due to tenants privacy/request. Photo staging is for illustration purposes only. The furniture and décor in some images are virtual representations, intended to provide a visual example of the property's possibilities. Please note that elements in some photographs, including furnishings and decorations, have been virtually staged to demonstrate potential design ideas. "We wish to inform prospective buyers that certain photographs presented in our listings employ virtual staging methods, which include digital enhancements such as furniture and décor placements; these alterations are solely for visualization purposes." Actual conditions may vary.