

170 Winterfold Road, Kardinya, WA 6163

THE AGENCY

House For Sale

Friday, 3 May 2024

170 Winterfold Road, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 719 m2

Type: House



Zvon Mikulic
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UNDER OFFER!

This fantastic 4 bedroom 2 bathroom family home has more than enough external space for everyone to enjoy living here, complemented by a practical internal floor plan with outstanding separation. A delightful entry deck is neighboured by a stunning frangipani garden and makes an instant first impression, before you even step foot inside. Welcoming you is a spacious front living room with a lovely bay window to allow extra natural light in, also playing host to a study nook with a built-in desk. The separate open-plan kitchen and dining area spills to the yard, ensuring a seamless indoor-outdoor integration. The stylish kitchen itself impressively features double sinks, ample storage space, a Euromaid dishwasher, a pull-out range hood, a Nobel five-burner gas cooktop and a Westinghouse oven for good measure. A larger carpeted master suite is the obvious pick of the bedrooms with its mirrored built-in wardrobes, feature bedside pendant light fittings, an elegant French window and a stylish ensuite bathroom, comprising of a toilet, shower and vanity. The fourth bedroom also has its own fitted open robe/storage space, as well as a Fujitsu split-system air-conditioning unit for climate control. The spacious backyard is dominated by lush green grass for kids and pets to run around on and plays host to a gable patio for covered entertaining, as well as a large powered lock-up workshop shed – every “tradie’s” dream. There are also lemon, mandarin and orange trees in the garden, giving the yard an exotic feel. This commanding street location sits in between the pleasant Jack Jeffery Park and the North Lake Senior Campus, with other sprawling local parklands nestled only footsteps away, as well. The buzzing South Street precinct and the centre of Fremantle are just a stone's throw from your front doorstep, with the likes of Samson Primary School, Fremantle College, public transport, the Kardinya Park and Westfield Booragoon Shopping Centres, community sporting clubs, major arterial roads, Murdoch University, the St John of God Murdoch Hospital, Fiona Stanley Hospital, the city, glorious swimming beaches and even our picturesque Swan River all nearby and so easily accessible within a matter of mere minutes. Convenient and comfortable – it's everything you could ever want or need! Other features include, but are not limited to:

- Low-maintenance timber-look flooring
- Gas bayonet in the front lounge room
- Electric heater in the dining room
- Modern main family bathroom with a separate shower and bathtub, plus a large mirror and powder vanity
- Separate laundry with storage and external access for drying
- Separate 2nd toilet
- Ducted-evaporative air-conditioning
- Skirting boards
- Front security door
- Gas hot-water system
- Roller door to the shed/workshop – also benefitting from gated side access
- Single lock-up garage with an extra patio/storage area – plus a secure under-cover clothesline
- Large 719sqm (approx.) block
- Generous frontage, extra driveway parking space for boat/caravan
- Built in 1983 (approx.)
- City of Melville Council rates - \$1835.14 p/a approx.
- Water rates - \$1192.80 p/a approx.

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! 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.