

26 Tryall Avenue, Port Kennedy, WA 6172



House For Sale

Wednesday, 19 June 2024

26 Tryall Avenue, Port Kennedy, WA 6172

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 540 m2

Type: House



Bernie Egan
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Offers Mid \$600,000's

Perfectly placed in beachside Port Kennedy, this fantastic property offers a choice of living options throughout the 129sqm* interior, with a formal lounge set to the front of the home, open plan kitchen, family living and dining to the rear, and 4 spacious bedrooms with a central semi-ensuite bathroom. The 540sqm* block has been well proportioned with generous gardens to both the front and back, along with a sheltered alfresco area for entertaining a crowd, a mix of lawn and paving to enjoy, and even a large workshop with drive through access from the carport. Situated with a range of parkland, ovals and greenspace in all directions, the closest being the Pimento Circle Reserve just a few steps from home, this property is well placed for convenient family living, especially given its proximity to two local primary schools, and a choice of retail and dining options including the local IGA and shopping precinct. Public transport and road links make for an easy commute if required, and the nearby beaches, coastal pathways and popular golf course ensure this will always be a desirable place to call home, with endless recreational options to explore, and a wide reaching appeal to those seeking coastal comfort. Features of the home include:- Huge master bedroom, with a complete wall of full height built-in robes, carpeted flooring and a cooling ceiling fan- Three further well-spaced bedrooms, all with soft carpet under foot, ceiling fans and built-in robes for storage - Family bathroom with a bath, shower and vanity, with semi-ensuite access to the master bedroom and a separate WC- Sizeable laundry with direct garden access - Central kitchen with ample cabinetry including a double door pantry, wrap around bench top with breakfast bar seating, in-built stainless-steel oven, gas cooktop and integrated rangehood, with a fridge recess and window to the gardens- Open plan family living and dining area, with a continuous flow from the formal lounge and that striking timber vinyl flooring, plus an effective ceiling fan and sliding door access to the alfresco - Formal lounge on entry, with a cooling ceiling fan, timber vinyl flooring and a large window to allow the natural light to filter in - Ducted reverse cycle air conditioning throughout - External window shutters to the front and side of the home, and security cameras for added peace of mind - Covered alfresco to the entire rear of the property, with paving to the floor and pull down café blinds for use in all seasons, and a range of entertaining or relaxation purposes - Lawn and paving to the rear yard, with a raised garden bed to the border and a handy garden shed - Large, powered workshop with roller door, and drive through access via the carport - Lawned front garden, with established plant life framing the classic exterior- Paved driveway to the carport with roller door, and parking for up to three vehicles Built in 2000, this superb property provides a low maintenance option for buyers searching for easy care living in a convenient coastal position, with a wealth of added extras like that fantastic workshop and drive through access, along with outstanding outdoor living, and complete comfort within. Contact Bernie today on 0433 707 633 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 and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.