

**2B Alconbury Road, Kingsley, WA, 6026**

**julie ormston**  
& partners

**House For Sale**

Friday, 16 August 2024

2B Alconbury Road, Kingsley, WA, 6026

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Luke Martin  
0419769529

## A CRACKER IN KINGSLEY!

Nestled on a comfortable 455sqm block in the family friendly suburb of Kingsley, this adored 4x1 home features modern touches throughout and comes completely move in ready.

Boasting a generous floorplan with multiple living areas, an updated kitchen and renovated semi-ensuite bathroom, plus a tranquil outdoor area perfect for those who like to entertain, this home will suit a wide variety of buyers, including those looking to enter the property market through to those looking to downsize.

Conveniently positioned within walking distance to the local coffee shop, parks, Lake Goollelal, schools and public transport options, and located within the highly sought after Woodvale Secondary College school catchment area, the lifestyle this property provides is seriously hard to rival.

Duplex homes of this calibre rarely become available! To avoid missing out, please contact me today to book your viewing!

4 Bedrooms | 1 Bathroom | Lounge | Kitchen | Meals/Family | Laundry | Patio | Enclosed Double Carport

### Features You'll Love:

- Be welcomed home each day by the gorgeous front garden, which features manicured lawn and plenty of established trees.

- Relax and unwind in the spacious lounge room! Positioned at the front of the home and boasting lovely views of the front garden through the beautiful bay window, the lounge room offers soft, carpeted flooring, bright LED downlights, and a ceiling fan, split system air conditioner and a gas bayonet to ensure you'll be comfortable all year round.

- You'll love cooking your favourite meals in this updated kitchen! Boasting a suite of quality appliances, including a Westinghouse 4 burner gas cooktop, Simpson electric oven with separate grill, and a Fisher & Paykel double dishwasher, and finished with plenty of crisp, white cabinetry, a double sink, built-in pantry, breakfast bar and a plumbed fridge recess, you'll be cooking up a storm in no time!

- Connecting effortlessly with the kitchen, the open plan meals/family room is a versatile space to enjoy. Depending on your needs, this room could either be setup as a dedicated dining space, or second living area, and comes complete with new vinyl plank flooring, bright LED downlights, and both a modern ceiling fan and a split system reverse cycle air conditioner to ensure your comfortable all year round.

- The main bedroom sits towards the front of the home, enjoying views towards the front garden. Bathed in natural light and offering plenty of space for a queen sized bed plus free standing furniture, this room offers amazing storage space courtesy of the triple built-in wardrobe, soft, carpeted flooring, a ceiling fan and a semi-ensuite bathroom.

- The renovated semi-ensuite bathroom adds a luxurious touch to this home. Beautiful stone features atop the modern vanity, floor to ceiling tiles adorn the walls, and the bathroom is finished with a shower, bath and a skylight to allow plenty of natural light to enter this space. The toilet is located separately for added convenience.

- The 4th bedroom, which sits opposite the main bedroom, is a great size, and features soft carpeted flooring and bright LED downlights. Currently setup as a study, this room can easily accommodate a double bed and is extremely versatile in its use.

- Bedrooms 2 and 3 are positioned to the back of the home, well separated from the main bedroom. Bedroom 2 offers a triple built-in wardrobe whilst bedroom 3 overlooks the outdoor entertaining zone and offers a built-in robe and ceiling

fan, and both rooms are finished with soft carpeted flooring, LED downlights and roller blinds to the windows.

-☑The laundry provides excellent storage and preparation space, features a stone benchtop and floor to ceiling tiling, and provides direct access via the sliding door to the carport and washing line areas.

-☑If you've been looking for a backyard that's equally good for entertaining as it is for relaxing, this outdoor area will impress! Stepping outside, you'll discover the expansive patio area, which provides plenty of covered entertaining space and is set against the tranquil backdrop of the tropical gardens that run along the fence line. There's a raised deck area, with feature lighting built into the design, that offers a wonderfully private space to relax or entertain, plus you have a generous powered shed for all of your outdoor storage needs in the opposite corner of the garden.

-☑Your parking needs are well catered for, with secure parking for two vehicles available under the enclosed carport. For those looking for a workshop setup, there's also the possibility of that here, with drive through access available to where the shed currently sits.

-☑Extras Include: 2x Split System Reverse Cycle Air Conditioners | Instantaneous Gas Hot Water System | NBN Internet | Ceiling Fans | Gas Bayonet | LED Downlights | Updated Flooring Throughout | Updated Window Treatments Throughout | Jarrah Skirting Boards | Reticulated Gardens | Rainwater Tank

-☑Built in 1984 on a 455sqm duplex block

Great Places Nearby:

-☑Reid, Wright & Co Coffee Shop

-☑Moolanda Village Shopping Centre

-☑Kingsley Village Shopping Centre

-☑Moolanda Park

-☑Lake Goollelal

-☑Halidon Primary School

-☑Galaxy Drive-In Theatre

Disclaimer:

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