

# 4 Long Beach Rise, Port Kennedy, WA, 6172



## House For Sale

Wednesday, 14 August 2024

4 Long Beach Rise, Port Kennedy, WA, 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## **Luxury, lifestyle, location & liveability – a multi-generational masterpiece**

Rarely are we able to offer a home that delivers on so many levels, all in the one package. Luxury, location, lifestyle & liveability, with the added bonus of multi-generational design thrown in.

Set on a fabulous 393m corner block, with commanding panoramic views across native coastal bushland & the beautiful Indian Ocean coastline, this exquisite 4/5 bedroom home offers 232sqm of luxurious & versatile family living and is guaranteed to impress.

Fall in love with the location. There's no need to wait for new land releases or lengthy build times here, you can move straight in and enjoy it all now. Set in the hugely popular Kennedy Bay enclave, you'll not only enjoy the magnificent beaches, stunning coastal walkways & convenient boat-ramp facilities on your doorstep, but with a world-class Golf Course, fabulous new Clubhouse & Bar and the upcoming Foreshore Precinct just a stones' throw away, your lifestyle will soon be complete.

Delight at the quality & be amazed at the versatility of design. Quality-built in 2008 by APG, the home displays all the high-end design features and classic finishes you would expect to see from a Premium Builder. Very much meeting the "luxurious beach-house brief," it is stylish, timelessly contemporary and thoughtfully configured to deliver comfort & functionality for the changing phases of life.

While a sensational family home as is, for buyers looking to achieve a multi-generational living dynamic, whether for independent older parents or adult children still at home, then this stunner should be top of your list. Designed for that purpose, and also previously utilised to deliver an additional income source as a separate, luxury Airbnb, it is unique, cleverly considered and undertaken to an exceptional standard & quality throughout.

With the main open-plan living zone upstairs to capitalise on the sensational views & balcony access, you'll find a contemporary space filled with light & finished to perfection with high ceilings, beautiful bamboo flooring & quality fixtures & fittings. The sensational kitchen is without doubt the centrepiece of the home. Spacious, sleek & elegant, it boasts quality stainless steel appliances, extensive stone benchtops with recessed sinks & generous integrated breakfast bar, custom cabinetry with abundant storage & chic feature pendant lighting. It is a magnificent focal point within the home & a wonderful place to come together, socialise & enjoy family life.

Also on the upper level is the stylish master suite, a separate, bespoke study or potential 5th bedroom/nursery and convenient powder room facilities. Again elegant & spacious, the king-sized master is completed by a unique walk-thru robe system & incredible ensuite bathroom boasting double shower, twin vanities and a sumptuous bathtub. Delivering the ultimate in quality finish, it is the perfect retreat at the end of a busy day.

Three further beautifully presented queen-size bedrooms are located on the ground floor and are serviced by a modern & bright main bathroom. A second, generous & versatile living space also offers options galore depending on your needs & lifestyle. Finished with a second fully fitted kitchen with stone benchtops, it provides the perfect games room, activity, theatre or studio set-up, & flows seamlessly out onto the alfresco & pretty, enclosed gardens. Indeed, it is the clever design of this level that facilitates the ability to section off a 2-bedroom, fully self-contained accommodation without any modifications required.

An extended, high clearance double garage also provides additional storage & workspace, while the widened driveway means there is plenty of room for those extra vehicles or space for the boat, trailer or campervan.

Absolutely loaded with quality extras including solar panels, ducted vacuum system, an entry intercom, camera security & alarm, ducted reverse cycle air-conditioning & separate splits, and an outdoor shower, it really delivers the utmost in functional & contemporary beachside living, all in the one package.

Feature summary:

- Quality 2008 built APG home, offering 232sqm of spacious & versatile family living
- Perfect multi-generational living set-up or Airbnb income generator with ability to separate 2-bedroom self-contained accommodation option within
- Fabulous 393sqm corner block in the desirable Kennedy Bay enclave, boasting panoramic balcony views across native bushland reserve & stunning coastline
- Exceptional lifestyle property with beaches & coastal walkways, golf-course & clubhouse facilities, boat-ramp & upcoming Foreshore Precinct on doorstep
- Intercom front entry, security cameras & alarm system
- Reverse cycle ducted air-conditioning plus split systems
- Ducted vacuum system
- Solar panels & solar HWS
- Extended & high clearance double garage with storage & workspace options
- Widened driveway with space for extra vehicles, boat, trailer or camper storage
- Excellent outdoor entertaining. Decked balcony & rear alfresco with cafe blinds
- Reticulated, easy-care, established gardens, rainwater tank, outdoor shower
- Impressive high ceilings, beautiful bamboo flooring, plantation shutters, quality fixtures & fittings, excellent storage throughout
- Upper level – main living & dining, gourmet kitchen, spacious decked balcony, Master suite & ensuite, bespoke study/5th bed, powder room
- Ground floor – 3 queen bedrooms with double BIRs, bathroom, WC, spacious games/2nd living space with fully fitted kitchen, large laundry, high clearance/extended double garage & work space, outdoor alfresco with blinds

Disclaimer: This property description has been prepared for advertising and marketing purposes only. The information provided is believed to be reliable and accurate. Buyers are encouraged to make their own independent due diligence investigations and enquiries and rely on their own personal judgement regarding the information provided.