

**53 Montoro Drive, Port Kennedy, WA, 6172**



**Leased House**

Saturday, 17 August 2024

53 Montoro Drive, Port Kennedy, WA, 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **LEASE PENDING!**

This expansive family haven in the sought-after St Michele Estate promises an idyllic lifestyle for your growing brood. Imagine mornings free from traffic jams with shops, schools, parks, healthcare facilities, and leisure centers all within a short drive.

Step inside and discover the multiple living areas catering to every mood, with a formal dining room for special occasions, an open-plan living space perfect for movie nights, and a dedicated games area for hours of family fun. The well-equipped kitchen boasts shopper's access to the garage, streamlining grocery unloading, while bedrooms provide ample storage with walk-in robes.

Modern comforts abound with evaporative air conditioning, keeping everyone cool in summer. A solar hot water system helps reduce energy bills, while a powered workshop with side access caters to the hobbyist in the family.

Let the kids and pets play safely in the fully enclosed yard while you relax on the paved patio. Don't miss out on the opportunity to make this your family home!

### **FEATURES:**

- WALK IN ROBES
- SEPERATE FORMAL DINING/ LOUNGE
- OPEN PLAN MEALS/ LIVING AND GAMES AREA
- SHOPPERS ACCESS FROM KITCHEN TO GARAGE
- EVAPORATIVE AIRCON TO LIVING AREAS
- GAS POINT TO GAMES AREA
- SOLAR HWS
- ROLLER SHUTTERS TO FRONT OF HOUSE
- LARGE WALK IN LINEN CUPBOARD
- DOUBLE LOCK UP GARAGE DOOR WITH REMOTE
- POWERED WORKSHOP WITH SIDE ROAD ACCESS
- FULLY ENCLOSED YARD
- PAVED PATIO AREA

**\*\* Please note that the spa is decommissioned and cannot be used \*\***

**\*DISCLAIMER\*** Please be aware that we are unable to process your application until you, or someone on your behalf, has viewed the property. There is no need to register; simply keep an eye out for our next home open event, which will be posted soon.

Thank you for your understanding.

Mandurah Estate Agency.