

7B Kinlock Avenue, Ferndale, WA, 6148



House For Sale

Friday, 16 August 2024

7B Kinlock Avenue, Ferndale, WA, 6148

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



David Milkovits
0893580011

Quality Home - Carefree Living

Near New and Nothing To Do

You'll be spoilt for space with three separate living zones, 4 generous bedrooms all with built ins, 2 bathrooms, a supersized Kitchen with Butlers Pantry, double lock up parking and an easy care outdoors with covered alfresco.

There's something for everyone!

The home is fully fenced from the road with double garage entry from the side street (including shopper door) making the most of your land and giving a secure play area for children or pets and the comfort of entertaining your guests in complete privacy.

The main bedroom is large - walk through wardrobe and en-suite included - and set away from the main entertaining areas while the minor bedrooms all are good sized and feature built ins.

At the front of the home an activity centre is positioned with easy access to the minor bedrooms and makes an ideal study centre, play space or minor reception room while the main living area is an expansive Family space with open format Family - Dining - Kitchen leading to a covered Alfresco beyond.

Toward the rear a dedicated theatre room is closer to the master suite ensuring any late night entertainment doesn't disturb the rest of the family.

This well thought out home is only 4 years young and is the ideal property for modern day busy lifestyles with the focus on enjoyment - maximised use of space and fuss free outdoor living - All only a stones throw from rambling riverside parklands, local shopping and public transport.

At A Glance

4 Good Sized Bedrooms all with built ins

Main Bedroom with Huge Walk Down Wardrobe and full Ensuite

Well Appointed Family Bathroom

Chefs Kitchen with...

- Stone Counter Tops

- Stainless Steel Appliances

- 5 Burner Gas Range

- Wide Oven

- Dishwasher

- Butlers Pantry and store

Activity Centre servicing minor bedrooms

Huge Open Format Family Living

Private Theatre Room

Ducted Reverse Cycle Air Conditioning

Tiled Living and Traffic Areas

Double Lock Up Garage with Side St Entry

Shoppers Entrance

Solar Panels

Covered Alfresco

Paved Outdoor Entertaining

Neat Easy Care Border Gardens

Fully Fenced with Locking Entry

Excellent position with access to Riverside parklands and Footbridge to Carousel

This is your once off opportunity to liver the lifestyle you deserve in a near new easy care home where there really is something for everyone.

Approximate Rates

Council \$1995

Water \$1396

Rental Estimate Approx \$700-800pw

PRICE GUIDE AVAILABLE: YES - Just click the EMAIL agent button for rapid reply.

NO Early Viewings available. Viewing Period is published on this site on Thursday evening.

Call David Milkovits - 0412 999 775 - Now Over 2700 Local Homes Sold

IMPORTANT: While care is taken to gather data from usually reliable sources the information provided is for use as a guide only and does not form part of any contract and should not be taken as an accurate representation. Drawings and diagrams are not to scale and distances are approximate. Rental Estimates are based on currently leased property and may not be relied upon for future returns. Intending buyers should rely solely on their own enquiries. Virtual enhancements may have been used for illustration purposes only.

Full Ensuite athroom to Main Bedroom