

**9 Valdez Way, Port Kennedy, WA 6172**

**JW**

**House For Sale**

Thursday, 4 July 2024

9 Valdez Way, Port Kennedy, WA 6172

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 658 m2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

## From \$749,000

What: A huge family home with 4 bedrooms, 2 bathrooms, a home office, multiple living areas and garaged parking for two vehicles, with a range of outdoor living options including a sparkling below ground pool. When: Space, layout and location are all the matters. Where: Moments from an endless list of recreational options with golfing, boating, greenspace and the ocean all nearby. Set in an absolutely pristine position, nestled back from the street and only seconds from not only two sensational parklands, but also the popular Links Kennedy Bay golf course, and the inviting sandy beaches that together make this area such a spectacular place for the family to call home. The 658sqm block has been utilized to perfection, with a poolside paradise to the rear yard, along with a variety of alfresco offerings, while the interior is just as special, boasting 4 well-spaced bedrooms, 2 bathrooms, a dedicated home office and extensive living options. And aside from the aforementioned recreational benefits, you also have all the daily essentials on hand with a choice of retail options, quality schooling and easy access to both public transport and road links. Paved to the entirety of the front, the sleek façade provides a welcoming entry with a range of parking options available across the double garage with roller door, widened driveway and additional paving, making it perfect for those with a boat or caravan to store safely, with the dual front door sheltered from the street within a portico entry. Once inside, you find a feature wooden wall that guides you to the right where the home office sits, furnished with quality timber effect flooring and plenty of natural light to create a bright space to work. Next door sits the master suite, carpeted to the floor with a cooling ceiling fan, offering a spacious room to relax and enjoy a good night's sleep, with a walk-in robe and ensuite with bath, shower, dual vanity and plantation shutters, plus a separate powder room that also provides direct access from the hallway. Continuing along the hallway, your sunken theatre room is tucked away to the right, with striking timber flooring, a built-in electric screen and projector, and a raised platform for either cinema style seating, or an activity or dining space within. The main family room comes next, open plan with designated areas for living, dining and games, with the kitchen overseeing the entirety of the room. Ducted air conditioning keeps the space cool in all seasons, and extends throughout the entire property, with timber effect flooring, high ceilings and a reverse cycle air conditioning unit an added benefit. The kitchen is a contemporary masterpiece, with a soaring pitched ceiling with feature pendant light, plus extensive modern cabinetry including a fully integrated dishwasher, a freestanding stainless-steel oven, country style sink and wrap around benchtop with breakfast bar seating. And the laundry is positioned behind the kitchen for ease of use, with direct access to the exterior and a walk in pantry with sliding barn door. Another sliding door leads to your further three bedrooms, all unique in their design with either timber flooring or soft carpet, and a choice of a single, double or walk-in robe, with bedroom two serving as a guest suite with semi-ensuite access to the family bathroom. Equipped with a bath, shower enclosure, large vanity, and plantation shutters to the windows, this generous family bathroom is centrally placed to service all bedrooms, with a separate WC for convenience and a linen closet to the hallway. Sliding doors from the games rooms take you to the alfresco setting, with a gabled roof design, cooling ceiling fan and paving that extends around the pool, with café blinds in place to ensure year round use. The glistening below ground pool is fully fenced, with another gabled roof patio offering a shady spot to relax, and a waterfall feature adding to the tranquillity. A newly installed 7m shed with roller door sits to the rear, with 2 x 3000L water tanks aiding in your efficiency, plus a choice of screened off areas set behind and adjacent to the garage offering easy access via a rear roller door and a multitude of uses. Additional features include a solar panel system with battery inverter, 12 month old hot water system heat pump, a bore, garden shed and intercom doorbell system, plus 7 security cameras with app control for added peace of mind. And the reason why this property is your perfect fit? Because with over 236sqm of internal living, plus extensive outdoor options, this home is sure to appeal to even the largest of families seeking both space and comfort. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.