



12 L'Esterel Way, PORT KENNEDY, WA 6172

COASTAL FAMILY LIVING, WITH COMFORT AND CONVENIENCE THROUGHOUT

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Nestled away in a popular pocket of coastal Port Kennedy, this wonderful family home occupies a well-maintained and carefully utilised 609sqm block, with a variety of living options throughout the residence, gardens and separate studio space. Your main home offers 4 bedrooms, 2 bathrooms and a formal lounge, plus a spacious open plan family hub with living, dining and a games area, while a secure carport provides a drive through option to the backyard. A large alfresco and plenty of lawn provides space to entertain and relax across the gardens, with a freestanding studio providing another entertainment area with a built-in bar and warming wood fire included, plus the added appeal of a dedicated workshop space within.

The landscaped gardens on arrival offer a welcoming street appeal, with the lush green lawn providing an inviting contrast against the striking red brick home, while your double carport is secured beyond a roller door for parking the vehicles. Once inside, your hallway extends around the bend to the main living area, with a formal sunken lounge to the immediate left, including soft carpet underfoot and a large window to fill the room with natural light. Your master suite is generously spaced to include a retreat

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P115997

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

area within, with a cooling ceiling fan, carpet to the floor and a walk-in robe for storage, while your ensuite offers a shower enclosure, vanity and WC. Your three further bedrooms run along the right side of the home, with carpet underfoot and open robe recesses to all, while the main bathroom provides a shower, bath and vanity within.

Your central family zone provides plenty of room for relaxation and a variety of layouts, with space for living, dining and a games area included, plus direct access to the alfresco for an indoor to outdoor design. The kitchen overlooks the family and games room, with an in-built wall oven, gas cooktop and rangehood, plus under bench cabinetry, pantry and a breakfast bar for casual meals. A paved and sheltered patio wraps around the rear and side of the home, with gated drive through entry from the carport, while the fully fenced backyard is lawned with a border of established greenery to the fence line. A separate, powered studio offers another space to enjoy with family and friends, with a gabled roof design, built-in bar and sliding door access from the gardens, while the structure has been divided in two, with the other half providing a secure workshop space and storage.

Situated in a premium coastal position, the beautiful beaches are within easy reach, allowing for a range of recreational opportunity, including ocean swims, boating and fishing, while the popular golf course is equally nearby for the enthusiasts amongst us. Promoting a family focus, the St Raphael Reserve is a short stroll away, with a choice of schooling within walking distance, and an extensive range of retail options in all directions, while road, bus and train connections ensure ease of travel throughout.

Other features of the property include:

- Separate laundry with overhead storage and direct exterior access
- 2nd WC placed privately within the laundry
- Ceiling fans to 3 of the 4 bedrooms
- LED downlighting
- Ducted evaporative air conditioning throughout
- Gas bayonet point
- Gas storage hot water system
- 7.6m 4.8m studio with air conditioning and a warming wood fire
- Sheltered lean-to area to the rear of the studio for additional storage
- Water feature to the backyard
- Automatic bore reticulation for ease of upkeep
- Built in 2000

Contact David Parlor today on 0412 734 727 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 609.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









