



## 35 Amadeus Crescent, PORT KENNEDY, WA 6172

**SOLD BY BERNIE EGAN**

Positioned in a wonderful spot overlooking endless parkland on a 638sqm\* corner block sits this well-proportioned family home. With lush green lawn to greet you and the added bonus of additional parking for extra vehicles or the boat, plus a covered alfresco and wraparound garden to the rear, the exterior is simply overflowing with features. With the interior boasting four spacious bedrooms, the master with ensuite bathroom, a dedicated theatre room and open plan family living with a sizeable kitchen, dining and lounge area to enjoy.

Perfectly suited to the astute investor, this property is currently tenanted until June 2024 at \$400 p/week with its location being a popular choice for all. The picturesque parkland opposite provides a tranquil lake for your morning stroll, while the convenient position offers quality schooling, your choice of well-equipped shopping centres and easy transport links ensuring any commute a simple one.

Features of the home include:

- Oversized master suite at the front of the home, with walk in robe and ensuite with vanity, shower and separate WC
- Three further spacious bedrooms, all with built in robes

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:** Sold

**INTERNET ID:** 300P125740

**SALE DETAILS**

**Offers From \$499,000**

**CONTACT DETAILS**

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

**Bernie Egan**  
0433707633

- Central family bathroom with bath, shower, vanity and separate powder room
- Wraparound kitchen with extensive bench space, walk in pantry, in built stainless-steel appliances and shoppers entry from the garage
- Open plan living and dining area, flooded with natural light and with direct alfresco access
- Separate theatre room on entry with French door access
- Timber look lino flooring throughout
- Modern downlighting to the majority of the home and extra height ceilings
- Ducted heating and evaporative air conditioning throughout
- Undercover alfresco area with paving that overlooks the garden
- Fully fenced back yard that wraps around the home, with lawn and bordered with greenery and trees with reticulation for ease of upkeep
- Roller shutters to the windows
- Double remote garage with added parking and side access

Built in 2004 with 190sqm\* of internal living space, this low maintenance property was designed for comfy and convenient living with a variety of options for both entertaining or relaxing throughout the home and garden.

Contact Bernie today on 0433 707 633 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 638.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2













