



34 Chelmsford Avenue, PORT KENNEDY, WA 6172

SOLD BY BERNIE EGAN

This wonderful home overflows with living options both within the carefully designed interior and throughout the oversized rear yard and alfresco, providing ample space for entertaining or relaxing for even the largest of families, and with the added bonus of gated side access, you have yourself an incredible option to call home. Internally, you have 159sqm* of living including a large master suite with retreat, three further great-sized bedrooms, a separate lounge area, formal dining space and an open plan living, and meals area wrapped around the kitchen for complete convenience.

Situated on a 700sqm* corner block in beachside Port Kennedy, you are moments from the local shopping precinct with the handy IGA, there's a choice of parks and reserves to enjoy, plus schooling and childcare options, public transport links and of course the stunning coastline with its variety of recreation options all within easy reach, making this a prime position for an array of buyers.

Features of the home include:

- Generous master suite at the front of the home, with cooling ceiling fan, retreat space, walk in robe and ensuite with shower, extended vanity and 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: 300P126113

SALE DETAILS

Low to Mid \$500,000's

CONTACT DETAILS

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

Bernie Egan
0433707633

- Fully equipped family bathroom with separate powder room, and laundry with sliding door access to the garden for ease.
- Substantial open kitchen with in-built wall oven, extensive cabinetry including a walk-in pantry, fridge recess and wraparound benchtop with seating
- Open plan family living and meals area, flooded with natural light, with cooling ceiling fans for year-round comfort
- Formal dining space
- Separate living room on entry with split system air conditioning unit
- Tiling to the main living areas with timber effect flooring to the bedrooms
- Huge undercover alfresco area with direct access to the main living for ease of entertaining
- Vast lawned back garden that extends down the side with auto reticulation from the bore for minimal upkeep, plus a large garden shed
- Double remote carport with added gated side access

Built in 1993, this fantastic property offers a multitude of living options, alongside an immense backyard big enough for your own poolside paradise or garden of dreams, all wrapped up in a super central location making it an absolute must see.

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 700.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4







