



19 Amadeus Crescent, PORT KENNEDY, WA 6172

Home Open Sunday, 18th January from 10:30-11:00am

Fantastic Family Home Situated in the Sought-After Established Suburb of Port Kennedy!

END DATE SALE All offers to be submitted by 5:00pm on the 2nd of February 2026, unless sold prior. Suits buyers from Higher \$700,000's

Set amongst other quality properties in the popular St Michel estate, this well-maintained residence offers spacious accommodation for a growing family.

Featuring 4 good sized bedrooms, 2 bathrooms, front living room, well-appointed kitchen with ample bench and storage space, large open plan living design, laundry with linen storage, and large walk-in closet providing extra storage space.

Outside features an alfresco entertaining area, reticulated gardens, instant gas hot water system, grassed backyard with plenty of space for the kids and fur babies to play and run free, and double car garage with a shopper's entry and roller door access to the backyard.

TYPE: For Sale

INTERNET ID: 300P128793

SALE DETAILS

End Date Sale - From Higher \$700,000's

CONTACT DETAILS

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

Tony Ansara
0410 107 787

Additional features include ducted evaporative air-conditioning, gas bayonet points for heating, and security screens and doors for added peace of mind.

Ideally located close to beautiful parklands, transport routes, quality schooling, local shopping facilities, amenities and only a short drive to the pristine beaches of Port Kennedy.

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via What's App on 0410 107 787.

Property Features

Year built 2005

Lot size 540m²*

4 Bedrooms (Master bedroom with an ensuite and large walk-in robe, Minor bedrooms with built-in robes)

2 Bathrooms

Front living room

Well-appointed kitchen with ample bench and storage space

Large open plan living design

Walk-in storage closet

Laundry with linen storage

Ducted evaporative air-conditioning

Gas bayonet points for heating

Security screens and doors

Alfresco entertaining area

Reticulated lawns and gardens

Instant gas hot water system

Double car garage with a shopper's entry and roller door access to the backyard

Location Features

Amadeus Crescent Reserve 5m*

Rockingham Lakes Oval 220m*

Nearest bus stop (Eva Lynch Way After Alice Rd) 250m*

Warnbro Centre 1.3km*

Palm Springs Medical Centre 1.3km*

Stargate Shopping Centre 1.7km*

Port Kennedy Central 2.7km*

Warnbro Train Station 4.5km*

Perth 56.3km*

Schools

Rockingham Lakes Primary School 700m*

Koorana Primary School 2km*

Port Kennedy Primary School 1.8km*

Warnbro Primary School 2.9km*

Warnbro Community High School 2km*

St Bernadette's Catholic Primary School 1.9km*

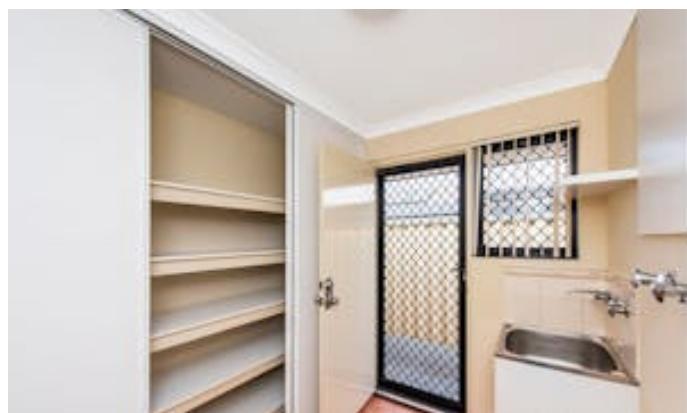
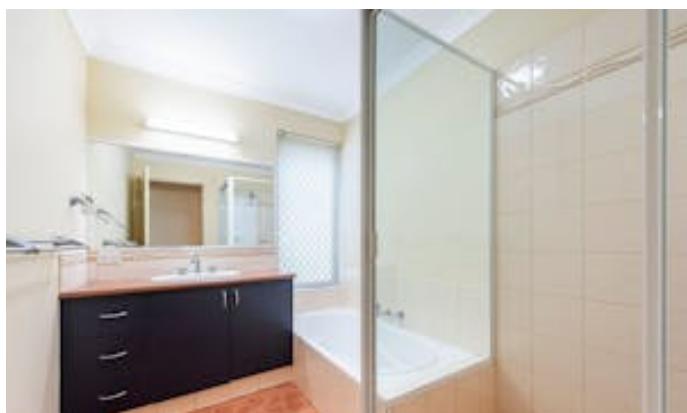
Living Waters Lutheran College 2.9km*

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.

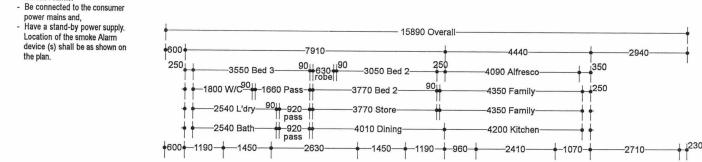
- Land Area 540.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport





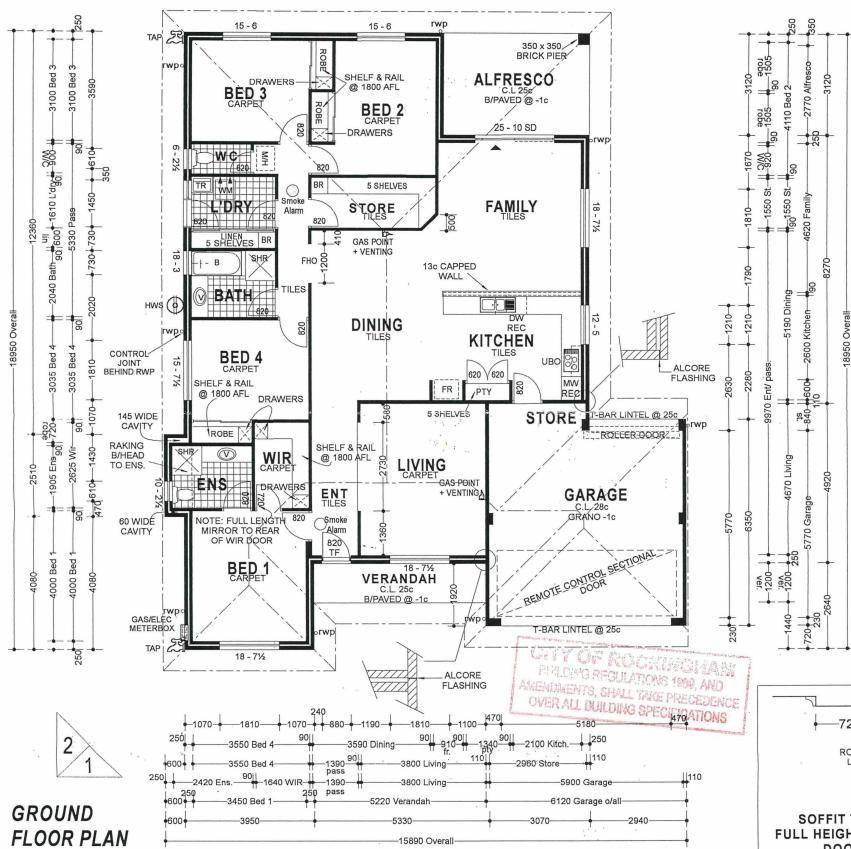


- Smoke Alarm Device/s shall be installed to:
 - Comply with AS3786-1993 Smoke Alarms,
 - Be connected to the consumer power mains and,
 - Have a stand-by power supply.
- Location of the smoke Alarm device (s) shall be as shown on the plan.



NOTE:
600mm INTERNAL
CLEARANCE TO ALL ROBES

BRICKLAYER NOTE:
RENDERED EXTERNAL WALLS =
230 OVERALL WIDTH



GROUND FLOOR PLAN

 <p>PRIME PROJECTS</p> <p>PRIME PROJECTS CONSTRUCTIONS PTY. LTD. 9 Montgomery Way MELAGA WESTERN AUSTRALIA 6090 Facsimile (08) 9249 4161</p>	<p>BATTALION</p> <p>© COPYRIGHT PRIME PROJECTS</p> <p>HOUSE AREA: 184.1m² HOUSE PERIM: 63.80m GARAGE: 39.4m² VERANDA: 5.2m² ROOF AREA: 289.12m²</p>	<p>CLIENT: DEFENCE HOUSING AUTHORITY</p> <p>LOT: 769 AMADEUS CRESCENT, PORT KENNEDY</p>	<p>DRAWN: B.L. DATE: 23/09/04</p> <p>SCALE: 1:100 CONTRACT No.</p> <p>D04EM</p>