



8 La Estrada Way, PORT KENNEDY, WA 6172

SOLD BY BIANCA MCKENZIE

Listing an endless array of added extras, this simply wonderful family home offers generous living areas both inside the residence and throughout the huge alfresco and outdoor entertaining space, with a sparkling below ground pool providing everlasting fun for the children of all ages, and that ever popular side access. Built with the family in mind, the floorplan provides versatile options to

suit your individual needs, with 4 spacious bedrooms, the master with ensuite, a formal lounge, and open plan living and dining positioned around the statement central kitchen boasting quality fixtures and a striking design.

Located in the heart of the popular St Michel Estate, you are just moments from Port Kennedy's central hub with a range of retail options, there's also a choice of parkland within easy reach, including the San Sebastian Reserve with its tranquil lake to meander around, plus schooling and childcare options, and convenient transport links making this a superb option for the family,

professional or investor seeking quality, community focused living.

Features of the home include:-

TYPE: Sold

INTERNET ID: 300P130610

SALE DETAILS

Offers From \$549,000

CONTACT DETAILS

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

Bianca McKenzie
0422864960

- Oversized master suite at the front of the home with large feature windows overlooking the gardens, a cooling ceiling fan, walk-in robe and ensuite with shower, vanity and WC
- Three further great sized bedrooms, all with effective ceiling fans and built-in robes
- Central bathroom with extended vanity, bath and shower, plus a separate laundry with storage
- Standout kitchen with red gloss cabinetry to both the upper and lower, in-built appliances including a 900mm* freestanding oven, double fridge recess and sweeping benchtop, perfect for gathering around
- Open plan living and dining space with both a warming wood fire and reverse cycle air conditioning unit for complete comfort in all seasons
- Formal lounge or theatre room at the front of the home
- Vast undercover alfresco area with gabled roof and poured limestone providing areas for both peaceful relaxation and entertainment
- Sparkling 8m x 4m* solar heated below ground pool, fully fenced with yet more liquid limestone to surround the area offering additional outdoor living
- Lawned rear garden reticulated from the bore for ease of upkeep, plus a large garden shed
- Beautiful front garden with lawn and colourful plantings to frame the home
- 3.2m* side access with double gates
- Double remote garage

Built in 2002, set on a 611sqm* block with 175sqm* internally, this simply wonderful home has a lot to offer the growing family, with ample living, relaxing and entertaining areas, a backyard delight and a prime location amongst quality homes and parks, ensuring comfortable family living in a sought after and central location.

Contact Bianca on 0422 864 960 today 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.

Other features: Pool

- Land Area 611.00 square metres
- Building Area: 175.00 square metres
- Bedrooms: 4
- Bathrooms: 2

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.

- Double garage





