



11 Belmont Close, PORT KENNEDY, WA 6172

SOLD BY BERNIE EGAN

ENTERTAINERS DELIGHT WITH A SWEEPING ALFRESCO AND INVITING BELOW GROUND POOL

Second chance to secure this absolutely fantastic family home was built for the entertainer, with a huge alfresco setting to the rear of the property, offering more than enough space to hold a crowd, or just a relaxed family gathering whilst overlooking the inviting below ground pool. The 543sqm block has been utilized to perfection, to allow extensive living options to both the interior and exterior, with a seamless flow between spaces for even more comfort within. The master suite sits to the front of the property, with its own retreat space providing a sanctuary like setting, with the further three bedrooms all well-spaced and a choice of living options with a lounge on entry, and an open plan family hub with kitchen, dining and living set towards the rear.

Located close to a choice of parkland, you have a variety of play equipment and greenspace to enjoy in all directions, with the popular Links Kennedy Bay golf course, breathtaking coastline and boat ramp just a little further, ensuring endless recreational options on hand, and a lifestyle like no other. For schooling, both St Bernadette's and Port Kennedy Primary Schools sit nearby, as does the variety of retail and dining options within Port Kennedy's central precinct and of course road and public transport links for those in need of an easy commute.

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: 300P151914

SALE DETAILS

Offers From \$689,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bernie Egan
0433707633

Features of the property include:

- Oversized master suite to the front of the home, with large windows, an effective ceiling fan and carpet to the floor, with a retreat space for your own sitting area, plus a walk-in robe and ensuite with shower, vanity and WC
- Three minor bedrooms, set in their own wing with the family bathroom, all with carpet, ceiling fans and built-in robes
- Main bathroom with a shower, bath and vanity, plus a separate WC within the sizeable laundry
- Laundry with direct side garden access and a storage closet
- Centrally placed kitchen overlooking the family living space, with plentiful built in cabinetry including two full height pantries, in-built stainless-steel appliances and a dishwasher and fridge recess, with a large breakfast bar for gathering around and handy shoppers entry
- Open plan family living and dining area, with a reverse cycle air conditioning unit and another effective ceiling fan for year round comfort, plus tiled flooring and plenty of natural light with direct access to the alfresco for seamless indoor to outdoor living
- Lounge area upon entering the home, with soft carpet underfoot, a cooling ceiling fan and plenty of natural light, with an open design to allow a free flow to the family living beyond
- Sweeping patio that wraps around the home, leading to a huge gabled roof area with additional ceiling fan and pull down café blinds
- Inviting below ground pool, with glass fencing, a spacious paved surround for yet more entertaining or relaxation and a feature waterfall
- Small lawned area for minimal upkeep, and a garden shed for storage
- Lawned front garden with brick paved driveway
- Secure double carport with roller door and gated access to the rear yard for a drive through option

Built in 1999, this superb property would be the ideal opportunity for the family or investor seeking a low maintenance abode, with extensive living options and a super central location, perfect for relaxed coastal living, with all the local amenities close at hand.

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 543.00 square metres

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- Building Area: 152.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







