

## 6 Toulon Gardens, PORT KENNEDY, WA 6172

SOLD BY DAVID PARLOR

BEAUTIFUL FAMILY HOME, CENTRALLY PLACED FOR EASY LIVING WITH A POWERED WORKSHOP

This simply outstanding and much loved family home has been well maintained to offer beautiful gardens to both the front and back, with generously sized alfresco dining and well-spaced living options throughout. The property sits on a 623sqm\* block, with a delightful street appeal that includes manicured lawns and flowering rose bushes, with a verandah to the front of the home that shelters the master bedroom and formal living area from the harsh summer sun, ensuring absolute comfort within, while the two minor bedrooms sit in their own wing to the rear, with a bathroom and laundry in the midst, and centrally between them you have a flexible family living zone and kitchen, perfectly placed as the heart of this fantastic family home, with the added bonuses of solar panels, a powered workshop and secure garaged parking.

Features of the home include:

- Oversized and centrally placed kitchen, with extensive cabinetry including a full height pantry, an in-built stainless-steel wall oven with gas cooktop and rangehood, integrated fridge recess and plentiful bench space for preparation and appliances, plus plantation shutters to the window

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:** 300P152845

**SALE DETAILS**

**Offers Over \$649,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

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

**David Parlor**  
0412 734 727

- Space for an eat in dining area within the kitchen for family meals
- Living or activity room, with laminated timber flooring, direct access to the alfresco and a spacious design
- Formal lounge and dining area to the front of the home, with a feature arched entry, views to the gardens and a continuation of those laminated floorboards
- Generously sized master suite, again to the front of the property to overlook the gardens, with carpeted flooring, a cooling ceiling fan and feature pendant lighting, with a walk-in robe and ensuite with a corner stone topped vanity, shower enclosure, heated towel rail and WC
- Two further bedrooms placed within their own wing to the rear of the property, both well-spaced with carpet underfoot and built-in robes
- Central family bathroom with a bath, shower enclosure, vanity, and WC
- Laundry with linen closet and direct access to the exterior
- Substantial hallway on entry with timber laminate flooring
- Ducted reverse cycle air conditioning throughout
- LED downlighting
- Sweeping patio area to the entire side of the property, with a gabled roof section, brick paved flooring and a border of trees and greenery, with more than enough space to entertain and dine with ease
- Rear garden with both paving and lawn, with raised garden beds boasting established plant life and a bore for ease of upkeep
- Powered, 6m x 5m workshop to the garden, with roller door access
- Solar system with 8 panels and a 2.8kW inverter
- Lawned front yard with a curved pathway to the sheltered verandah
- Brick paved driveway with single garage with auto door

Built in 1993, this superb property sits located for family life, with the fully stocked Warnbro Shopping Centre within easy reach offering a wide range of retail and dining facilities, with endless parkland and reserve space to choose from, and quality schooling and childcare options all nearby, plus road and public transport links and a wealth of recreational options with the popular Aqua Jetty within walking distance, and the stunning coastline and beaches just a little further.

Contact David Parlor today on 0412 734 727 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.

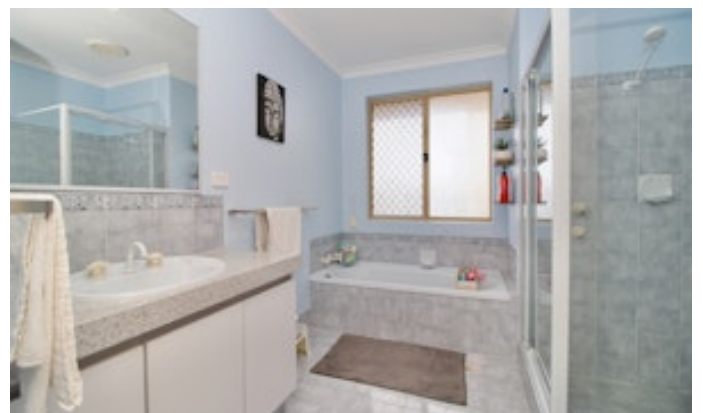
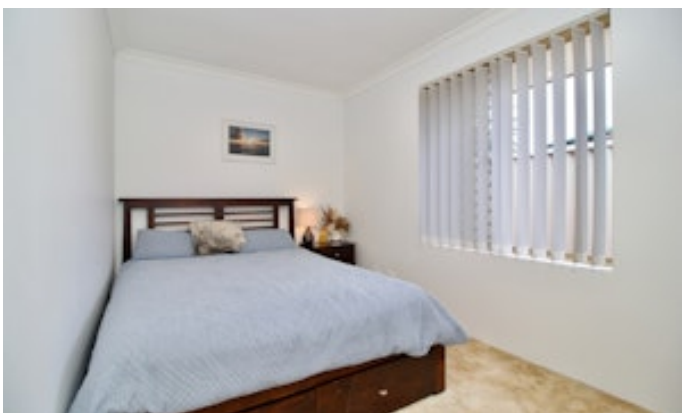
\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text

in this advertising in making a purchasing decision.

- Land Area 623.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage













## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.