



16 Canberra Close, PORT KENNEDY, WA 6172

SOLD BY BERNIE EGAN

FANTASTIC FAMILY HOME WITH GATED SIDE ACCESS AND WORKSHOP

Tucked away in a peaceful cul-de-sac just moments from the best that Port Kennedy has to offer sits this spacious 4 bedroom, 2 bathroom family home. A formal lounge greets you on arrival, with a large open plan kitchen, dining and living area following on, ensuring a seamless flow outward to the alfresco setting and gardens. While all four bedrooms are well-spaced with the master equipped with an ensuite bathroom for added comfort. The block itself is a generous 692sqm surrounded with sweeping lawned gardens, perfect for keeping the children or pets occupied, with gated side access leading to a sizeable workshop at the rear, and sheltered parking for two vehicles within the carport to the front.

Positioned for the ultimate in convenience, the local shopping precinct with its handy IGA, dining and medical facilities sits just a quick stroll from home, along with a range of retail options in the surrounding area, plus easy road and public transport links to ensure any commute is a simple one. For the family, you have a choice of parkland with playgrounds, greenspace and the local skate park all within walking distance, and quality schooling and childcare options that are sure to appeal to a variety of buyers, with families and investors at the forefront.

TYPE: Sold

INTERNET ID: 300P155716

SALE DETAILS

Contact Agent

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Bernie Egan
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Features of the home include:

- Master suite to the front of the property, with soft carpet under foot, external shutters to the window for the perfect sleeping conditions, and a walk-in robe, with an ensuite equipped with shower, vanity and WC
- Three further bedrooms, all with that same soft carpet, open robe recesses and reverse cycle air conditioning units to two
- Family bathroom, centrally located between the bedrooms, with a combined bath and shower, vanity and separate WC
- Laundry with linen closet and direct garden access for ease of use
- Large, open kitchen with ample cabinetry including a full-height pantry, in-built oven, gas cooktop and rangehood, dedicated fridge recess and wrap around bench space with a freestanding island for gathering around
- Open plan living and dining space towards the rear of the property to overlook the gardens, with slate flooring and sliding door access to the alfresco
- Formal lounge on entry, with soft carpet to the floor, a cooling ceiling fan and a reverse cycle air conditioning unit for comfortable living in all seasons
- Small foyer on entry with slate flooring
- Freshly cleaned carpets throughout the bedrooms and lounge
- Security screens to the windows and front door for added peace of mind
- Huge, wraparound patio to the exterior of the home, with brick paving and a multitude of uses for relaxation and entertaining within the sheltered setting
- Fully fenced gardens to the rear, with expansive green lawn for the children to play
- Substantial powered workshop with roller door and drive through access from the side gates
- Lawned gardens to the front with a soaring shade tree, and sheltered verandah
- Lengthy driveway to a double covered carport and gated side access

Built in 1991, this fantastic property promotes laid back living in a super central setting, ideal for those in search of a comfortable place to call home, with all the local conveniences on the doorstep. And with a choice of living areas both inside and out, large gardens and that handy side access, this property is sure to tick all the boxes in terms of both form and functionality.

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.

Buyers Note: 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 692.00 square metres
- Building Area: 134.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport







