



## 6/39 Trevino Drive, PORT KENNEDY, WA 6172

Modern and Extremely Low Maintenance 3x2 Situated in the Popular St Michael Estate!

This beautifully presented property is perfect for first home buyers, investors or those looking to down-size. Featuring three spacious bedrooms, two bathrooms, two living spaces consisting of a separate front lounge and a spacious family living area, a well-appointed kitchen complete with ample storage options and stainless-steel appliances, an amazing patio entertaining area and a grassed backyard, with plenty of room for the kids and fur babies to play and run free.

Additional features include a split system reverse cycle air-conditioner in the family living area, a large laundry, a storage room, garden shed and low to no maintenance gardens.

Ideally located in a family friendly location, with transport routes, shopping facilities, beautiful parklands and quality schools all in close proximity.

Call Tony Ansara anytime on 0410 107 787 for questions or queries or to book a viewing. Facetime viewings are also available.

Administrative fund per quarter \$433.55

**TYPE:** Sold

**INTERNET ID:** 300P16567

**SALE DETAILS**

**OFFERS FROM**  
**\$409,000**

**CONTACT DETAILS**

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

**Tony Ansara**  
0410 107 787

Reserve fund per quarter \$32.90

#### Property Features

Year built 2010

Lot size 350m2\*

Front security screen door

3 Generously sized bedrooms (Master suite with an ensuite, Minor bedrooms with built-in robes)

2 Bathrooms

Front lounge living area

Kitchen with stainless-steel appliances, dishwasher, pantry and plenty of cupboard space

Open plan family living area

Large laundry room

Shoppers entry

Split system reverse cycle air-conditioner in the family living area

Instant gas hot water system

Large patio servicing the beautiful outdoor entertaining area

Large grassed area in the backyard

Storage room

Shed

Double car garage

#### Location Features

Fountain Park Reserve 240m\*

Nearest bus stop (Laguardia Loop After San Sebastian Blvd) 450m\*

Stargate Shopping Centre 1.6km\*

Aqua Jetty 1.8km\*

Port Kennedy Central 1.9km\*

Kennedy Bay Medical Centre 1.9km\*

Port Kennedy Central Dental Care 2km\*

Port Kennedy Beach 2.9km\*

Warnbro Train Station 5.2km\*

Perth 55.2km\*

#### Schools

Rockingham Lakes Primary School 170m\*

Port Kennedy Primary School 1.5km\*

Koorana Primary School 1.8km\*

Endeavour Primary School 2.3km\*

Warnbro Community High School 1.9km\*

St Bernadette's Catholic Primary School 1.6km\*

Living Waters Lutheran College 2.7km\*

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 and distances are approximate only and marked with an (\*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 350.00 square metres
- Building Area: 14.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Double garage







