



19 Montebourg Meander, PORT KENNEDY, WA 6172

FANTASTIC POOLSIDE HOME IN A PREMIUM PARKLAND SETTING

Situated in a pristine coastal setting within the sought after St Clair Estate, this oversized family home offers 5 bedrooms, 2 bathrooms and a variety of living areas for relaxation and entertaining. The 732sqm block provides a poolside retreat to the rear garden, with a simply huge alfresco area to enjoy an outdoor lifestyle, while a sweeping parkland is just a few steps from home, ensuring ample opportunity for recreational enjoyment. The internal floorplan spans 212sqm with all five bedrooms placed to the right hand side of the home, starting with the master suite at the front, with an activity space placed within the minor bedrooms for added functionality, and to provide an area for the children or guests to claim as their own. While the remainder of the home offers a formal lounge and dining, an open plan meals and living area adjacent to the fully equipped kitchen, and a sunken games room, with direct access out to that entertainers dream patio.

A lawned garden meets your arrival to the home, with dedicated garden beds before your dual door entry into the residence, while a paved driveway allows access to and additional parking before your double garage. Your master suite sits to the front of the home, with laminated timber flooring, a large walk-in robe and an ensuite with a corner spa bath, shower and vanity, with a separate powder room including direct access from the hallway for added convenience. A formal lounge and dining space sits to the left of entry, with that same timber laminate flooring, feature pendant lighting, and views across the garden, while the entire floorplan promotes a flexibility in its design to allow a

TYPE: For Sale

INTERNET ID: 300P166332

SALE DETAILS

Offers Over \$799,000

CONTACT DETAILS

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variety of layouts and uses to truly meet your individual needs. Bedroom 2 follows on, with the opportunity to utilise as a home office if desired, with a built-in robe for storage, while bedrooms 3, 4 and 5 are all set within their own section, with timber laminate flooring and built-in robes throughout. The main bathroom offers a bath, shower and vanity, with a separate WC next door, while an activity area within the minor bedrooms ensures absolute comfort with the option for additional living, a homework station or play area all fantastic examples of use.

Your main family hub consists of a living and meals area beside the spacious kitchen, with a sunken games room beyond, including sweeping natural light, and a combination of tiling or timber laminate flooring, while the kitchen includes a sweeping benchtop with breakfast bar seating, an in-built and self-cleaning double oven, plus gas cooktop and rangehood, and extensive cabinetry and storage. Sliding doors lead you outside to a huge alfresco area, with a multi-level design, a gabled roof section and exterior fans for year round well-being, while the opportunity exists for a multitude of entertaining or relaxation given the sheer space of offer, with direct entry to the garage an added benefit. And completing the property, the backyard provides an inviting poolside haven, with a below ground saltwater pool, tropical planting to the border and plenty of room to relax, while all fully fenced for peace of mind, with a lawned section to the side including a handy garden shed.

Located just one house away from the incredible St Raphael Reserve, you have sweeping greenspace to explore, a lake to meander and play equipment to enjoy, with a choice between public and private schooling within walking distance, making this an ideal setting for anyone seeking the ultimate in family convenience. The local retail precinct is easily within strolling distance, with road, bus and train connections ensuring uninterrupted travel throughout, whilst not forgetting the sensational coastline and beaches that make this area so special, with boat ramp access, the popular golf course and endless water sports on offer for all.

Other features of the property include:

- LED downlighting
- Cooling ceiling fans throughout the home
- 2 x gas bayonet points
- Ducted reverse cycle air conditioning for year round comfort
- Storage gas hot water system
- Tiled entry foyer into the home
- Laundry with cabinetry and counterspace, plus direct exterior access
- Double linen closet
- 3.25kW solar system with 10 panels
- Automatic reticulation from the bore

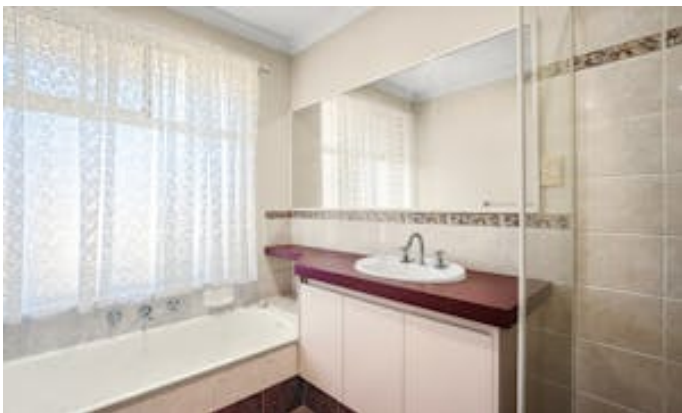
Contact David Parlor today on 0412 734 727 to arrange your viewing.

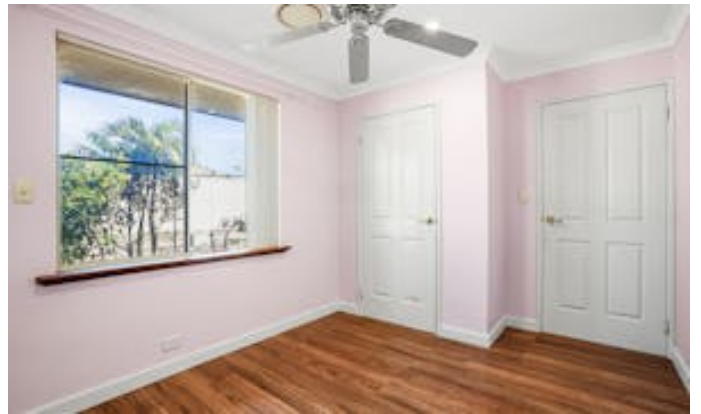
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All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual 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 732.00 square metres
- Building Area: 212.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double 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.

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