



## 4 Dunns Way, PORT KENNEDY, WA 6172

### COMFORT AND CONVENIENCE WITHIN THIS WELL PLACED COASTAL PROPERTY

Perfectly located in this sought after pocket of coastal Port Kennedy, you have sweeping sand dunes to the end of the street, with the sensational beaches just beyond, making this a popular choice for seekers of laid back living. The property itself is tenanted until December 2025, providing a quality option for investors, while families will enjoy its easy proximity to schooling, with the 570sqm\* block ensuring a low maintenance design, with plenty of lawn, a large alfresco, and drive through access via the secure garage. Inside the home, you have 180sqm\* of living space with a large lounge upon entry and followed by a spacious family zone with your central kitchen, living, dining and even a games area included. The bedrooms are all a fantastic size for the family or guests, with the oversized master suite placed separately to the front of the residence for peace and quiet within.

Located within walking distance to your choice of either Port Kennedy Primary School or St Bernadette's Catholic School, this premium setting offers complete family convenience, with extensive parkland to the surrounds, including the epic St Raphael Reserve. The coastline, beaches and boat ramp offer exceptional recreational enjoyment, with the golf course and popular Birdies Restaurant equally nearby, while the local shopping precinct ensures ample retail and dining options, with road, bus and train connections all on hand for those with a daily commute.

**TYPE:** For Sale

**INTERNET ID:** 300P178018

#### SALE DETAILS

**Offers From \$729,000**

#### CONTACT DETAILS

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

**Bernie Egan**  
0433707633

Features of the home include:

- Extremely spacious master suite to the front of the home, with plenty of room for a seating area or retreat within, with carpet to the floor, a walk-in robe and an ensuite with a shower, vanity and WC
- Three great sized minor bedrooms, all carpeted with built-in robes
- Main family bathroom with a bath, shower and vanity, with a separate WC
- Separate laundry with direct access to the exterior of the home for ease of drying
- Centrally placed kitchen with built-in ovens, a gas cooktop and rangehood, with ample under bench cabinetry, a full height pantry and a handy shoppers entry from the garage, plus dedicated recesses for the fridge, dishwasher and microwave
- Open plan living and dining space, with tiled flooring and easy access to both the kitchen and games room
- Light and bright games area, with timber effect flooring and sliding doors directly to the patio
- Generous family lounge on entry, with carpeted flooring, natural lighting and a semi-open design to allow a seamless transition to the main living area beyond
- Ducted air conditioning throughout
- Wrap around patio to the rear and side of the home, allowing a multitude of uses including entertaining friends, peaceful relaxation and additional parking beyond the garage
- Fully fenced backyard, with lawn and a dedicated garden bed to the border
- Garden shed for storage
- Lawned front garden with a border of plant life before the home
- Double remote garage with a rear roller door for drive through access

Built in 2003, this comfortable family residence offers a wealth of living opportunity within both the home and gardens, with the always popular drive through access ensuring plenty of parking potential. While the well-placed position ensures absolute convenience for all, with the nearby beaches providing an enviable coastal setting, and the local amenities offering a laid back lifestyle that is sure to appeal to many.

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.

Other features: Close to Schools

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.

- Land Area 570.00 square metres
- Building Area: 180.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











