



17 Brussels Circuit, PORT KENNEDY, WA 6172

SPACIOUS FAMILY LIVING WITH POOLSIDE GARDENS AND A PREMIUM COASTAL LOCATION

Placed in a premium setting within beachside Port Kennedy, with an outlook to the impressive golf course from the end of the street, this fantastic family home spans a large 209sqm interior, with a range of comfortable living throughout. Placed upon a 619sqm block, your poolside gardens blend a sheltered alfresco for entertaining, with a lawned backyard for play, while the sparkling below ground pool offers absolute relaxation for all. The interior floorplan is well-proportioned for family living, with 4 bedrooms and 2 bathrooms included, plus a dedicated theatre room for gathering the family. While your open plan hub is extremely generous in size to offer a living area, a dining space and a games section, with the central and fully equipped kitchen overlooking all for convenience throughout.

Located within a sought after setting, you are easily within reach of the rejuvenated Links Kennedy Bay Golf Course, while the growing community creates a wealth of leisure and recreational appeal to the entire development. The pristine coastline is equally nearby, with boat ramp access on hand, while a choice of parkland sits to the surrounds with play equipment, greenspace and natural bushland to explore. The local schooling is placed within walking distance for a family orientated appeal, while a variety of retail and dining options ensure access to all the daily essentials, with road and public transport links for straightforward travel.

TYPE: For Sale

INTERNET ID: 300P180301

SALE DETAILS

Offers From \$919,000

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:

- Spacious master suite with carpet to the floor, a walk-in robe and an ensuite with a glass shower enclosure, vanity and WC
- Three further well-spaced bedrooms, all with carpet underfoot and built-in robes
- Family bathroom, with a bath, shower enclosure and vanity with storage, plus a separate WC
- Separate laundry with cabinetry and counterspace included, and direct exterior access for ease of drying
- Large, central kitchen, with plentiful cabinetry, a wraparound benchtop for casual dining and in-built stainless-steel appliances including a wall oven, gas cooktop and rangehood, with a designated fridge recess and full height pantry
- Sweeping open plan living, dining and games area, with tiled flooring, a warming fire and plentiful windows for both natural lighting and poolside views, with sliding door access to the alfresco and gardens
- Generous theatre room, with soft carpet underfoot and ample space for a variety of uses, with an activity area or playroom included
- Ducted air conditioning throughout
- Inviting alfresco to the rear of the home, placed under the main roof for an uninterrupted flow between, with paved flooring and an outlook to the pool
- Glistening below ground pool, with fencing for peace of mind and a limestone surround for additional entertaining
- Fully fenced backyard with both lawn and paving, plus tropical greenery and a garden shed for stowage
- Sheltered portico entry with dual front doors
- Welcoming front garden with lawn before the home and established plant life for appeal
- Exterior roller shutters to the windows
- Double remote garage with a paved driveway beforehand

Built in 2006 and located for premium family living, this well-spaced and comfortable home combines functionality with a modern interior layout to create a welcoming residence that is sure to appeal to many. While the outstanding location ensures convenience to all of life's daily essentials, and a variety of recreational opportunity across its impressive coastal surrounds.

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 619.00 square metres
- Building Area: 209.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









