



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.

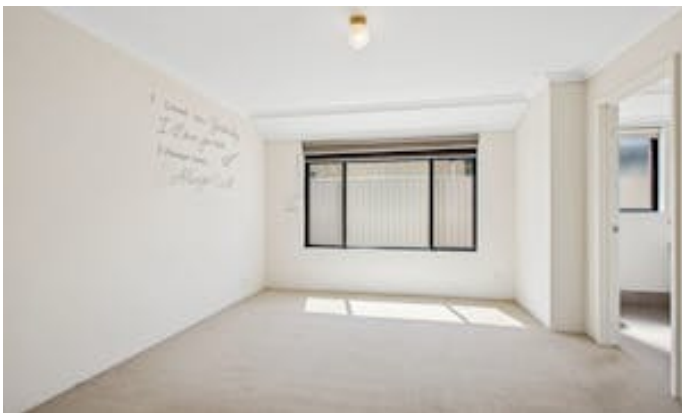
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Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence,

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











FLOOR PLAN

17 Brussels Circuit, Port Kennedy