



## 9 Zedora Loop, PORT KENNEDY, WA 6172

### PERFECTLY PLACED FOR LAID BACK COASTAL LIVING

Placed upon a peaceful street within beachside Port Kennedy, this well-proportioned property offers 4 bedrooms, 2 bathrooms and a choice of both informal and formal living options throughout. The 649sqm block provides lawned gardens to the front and back, making it an ideal family home, with a double garage for parking and side gates to the rear yard, while inside, your vast master suite sits to the front of the property, with an ensuite bathroom for added convenience, with your three further bedrooms and main bathroom further along. A formal lounge is placed to the left of entry, with a sweeping open plan family hub to the rear, including space for meals, living and a games area, while all overlooked by the fully equipped kitchen for ease of entertaining. Currently tenanted until December 2025, you have a fantastic investment opportunity, with the layout and location sure to appeal to a variety of buyers seeking a much-loved and central coastal setting.

Situated just a short hop from the central retail precinct, you have a variety of shopping and dining facilities all close at hand, while the local schooling is easily within walking distance, along with a choice of parkland and greenspace, including the shady Chesapeake Park and popular skate park. The Warnbro train station and Kwinana freeway are both within easy reach, allowing a seamless CBD commute, while road and bus connections ensure uninterrupted travel to the neighbouring suburbs. For your recreational enjoyment, you are a quick drive from the sensational coastline and beaches, with the boat ramp easily accessible, along with plenty of watersports and

**TYPE:** For Sale

**INTERNET ID:** 300P181877

#### SALE DETAILS

**Offers From \$679,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
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08 9591 4999

**Bernie Egan**  
0433707633

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fishing, with the developing community of Kennedy Bay even closer with its golf course and upcoming planned facilities including a brewery and jetty, confirming this as a wonderful investment within a growing coastal suburb.

Features of the home include:

- Oversized master suite to the front of the home, with a beautiful bay window making an ideal retreat area within, plus carpeted flooring, an effective reverse cycle air conditioning unit and walk-in robe, with the ensuite equipped with a shower, vanity and WC
- Three good sized minor bedrooms, all carpeted with large windows for natural lighting, and walk-in robes to two
- Family bathroom with a shower, bath and vanity, plus separate WC
- Laundry with a full height linen closet and direct garden access
- Central kitchen with a breakfast bar design for casual meals, a full height pantry and plenty of cabinetry throughout, with an in-built wall oven and gas cooktop and a dedicated fridge recess
- Generous family zone with space for living, dining and games included, with a combination of timber effect flooring and carpet, plus another reverse cycle air conditioning unit and sliding doors to the gardens, with extensive natural light for a bright feeling throughout
- Formal lounge upon entry, with carpet to the floor and an open flow to the main living area beyond
- Ducted air conditioning throughout
- Paved area directly beyond the main living space, providing plenty of opportunity for outdoor entertaining or relaxation
- Spacious backyard, fully fenced for peace of mind, with garden beds around the home and ample lawn for the children or pets to enjoy
- Sheltered verandah to the front of the property, with space to sit before entering the home
- Lawned front garden with a lengthy paved driveway and added side gates to the rear yard
- Bore for ease of upkeep
- Double remote garage

Built in 1998, this superb property offers a convenient coastal setting with a carefully considered interior floorplan that spans multiple living areas, while the garden provides a peaceful space to relax with plenty of room for the family or pets to roam, and all perfectly located close to beaches, parkland and every daily essential.

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 649.00 square metres
- Building Area: 167.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









**Elders** Real Estate  
Rockingham & Baldivis



FLOOR PLAN

9 Zedora Loop, Port Kennedy