

## 22 Sheridan Way, PORT KENNEDY, WA 6172

### INVITING POOLSIDE HOME WITHIN AN ENVIABLE PARKSIDE SETTING

Facing the beautiful St Clair Reserve, this perfectly placed corner block offers the ultimate entertainer, with a sparkling lagoon style pool to the backyard, plus a spacious alfresco setting and multiple living areas within. The 741sqm standing is located for convenient family living, with its low maintenance design extending throughout to ensure more time for relaxation and less for upkeep. Moving inside and your 216sqm floorplan combines both formal and informal living options across the generous layout, with not only a sizeable open plan family zone and central kitchen, but also a formal lounge/dining to the front, a separate study or home office, and a vast games room for gathering friends and family. The master suite is placed apart from the further 3 bedrooms, allowing for a peaceful nights rest for all, while both the ensuite and family bathroom are fully equipped for comfort, with finally, garaged parking for the vehicles to the side of the home.

Located just a short stroll from the local shopping precinct, you have plenty of retail and dining opportunity available, with a choice of both public and private schooling within walking distance, making this an ideal setting for family orientated living. The vast parkland opposite provides plenty of greenspace to explore, with a lake to meander and even an enclosed dog park for the four legged friends, while the sensational coastline is easily within reach, along with the boat ramp and golf course for complete recreational enjoyment. And for those seeking straightforward travel to the surrounds or a daily CBD commute, the train station, Kwinana freeway and variety of bus links are all on hand for

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**TYPE:** For Sale

**INTERNET ID:** 300P185046

#### SALE DETAILS

**Offers From \$849,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Bernie Egan**  
0433707633

ease of access.

Features of the home include:

- Generously sized master suite, carpeted to the floor with both a cooling ceiling fan and effective reverse cycle air conditioning unit, with a large walk-in robe and an oversized ensuite with a corner bath, glass shower enclosure, extended vanity and private WC
- Three further bedrooms within their own section, with ceiling fans, built-in robes and one with a reverse cycle air conditioning unit
- Main bathroom, with a glass shower enclosure, bath and vanity, with a separately placed WC
- Laundry with in-built storage and direct exterior access
- Central kitchen, with plentiful in-built cabinetry, a stainless-steel wall oven and gas cooktop, and ample bench space with a breakfast bar design, plus a full height pantry, designated fridge recess and freestanding island bench
- Sweeping open plan living and dining area, tiled throughout with another cooling ceiling fan, downlighting and a reverse cycle air conditioning unit, plus direct alfresco access for a seamless flow throughout
- Oversized games room, with enviable pool views, and both an overhead fan and reverse cycle air conditioning unit for year round comfort
- Formal lounge and/or dining to the front of the home, with soft carpet to the floor, feature ceiling roses and a beautiful bay window to enjoy that parkland vista
- Dedicated study or home office, with carpet to the floor and a window for natural lighting
- Ornate cornicing throughout
- Dual front door with security screening, opening to a tiled and central hallway
- Huge alfresco setting, with a gabled roof design, paved flooring and plenty of opportunity to relax or entertain a crowd
- Glistening below ground pool, with a lagoon style shape that sweeps around the home, with paving to the surround for poolside relaxation, and fenced for peace of mind
- A section of lawn and a choice of shed and storage options within the fully fenced backyard
- Exterior roller shutters to the windows
- Solar panel system for efficiency
- Bore for ease of upkeep
- Lawned front garden, with well-maintained plant life for a welcoming appeal
- Double garage with a remote roller door and extensive driveway parking beforehand

Built in 1998, this fantastic property offers a wealth of much-loved added extras, and plenty of room for even the largest of families to find their own space within. The ultra-central and parkside setting ensures a desirable place to call home, with the nearby coastline providing even more appeal, while your inviting poolside haven offers a peaceful retreat that is sure to be loved by 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.

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.

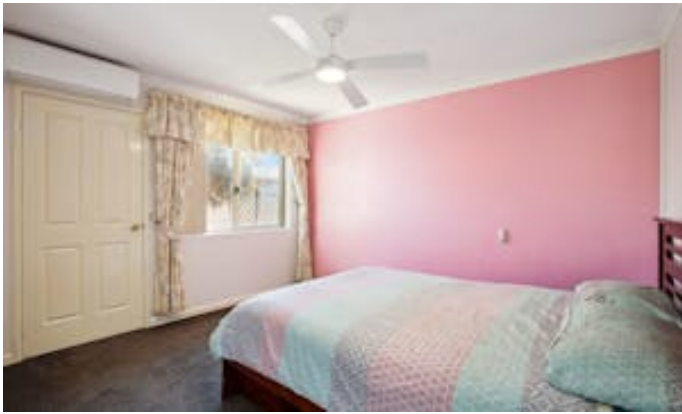
- Land Area 741.00 square metres
- Building Area: 216.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2















FLOOR PLAN ON SITE PLAN

22 Sheridan Way, Port Kennedy