



2 Pamplona Boulevard, PORT KENNEDY, WA 6172

PARK FACING PROPERTY DESIGNED FOR MINIMAL MAINTENANCE LIVING

Perfectly located with an extensive range of parkland in all directions, including a picturesque lake across the road, this easy care property promotes laid back living in a well-placed and central location that is sure to appeal to many.

Freshly painted through-out. Offering 3 fantastic bedrooms, and a central and semi-ensuite bathroom, this neat and tidy home provides a spacious open plan living and dining area, with a fully equipped kitchen nestled within, while a separate lounge offers sliding door access to your inviting courtyard garden to the front. The exterior is minimal maintenance in its creation, allowing for peaceful relaxation to both the front and back, with paving throughout and carport parking before the home.

Situated centrally for access to the popular retail precincts of both Port Kennedy and Warnbro, you have extensive shopping and dining opportunity just moments away, while your vast range of parkland, sporting ovals and recreational facilities ensure a premium setting for many, including those with a four legged friend, given the local dog park just across the road. The nearby primary school offers laid back living, with childcare options equally nearby, while road, bus and train connections ensure ease of travel throughout, and the sensational coastline and beaches provide an added appeal that make this area such a much-loved position for families, professionals and investors alike.

TYPE: For Sale

INTERNET ID: 300P186215

SALE DETAILS

All Offers Considered

CONTACT DETAILS

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

Adam Dineley
0450217206

Features of the home include:

- Freshly painted through-out
- Generous master suite with carpet to the floor and semi-ensuite access to the bathroom
- Two further bedrooms, both with carpet to the floor and built-in robes
- Light and bright bathroom with a bath, shower enclosure and vanity with storage
- Separate laundry with the same neutral tiling that runs throughout
- Central kitchen, with a wraparound benchtop for extensive preparation space, plus ample under bench cabinetry, a full height pantry and a freestanding oven
- Open plan living and dining area, with an effective reverse cycle air conditioning unit, tiled flooring and sliding doors to your paved backyard
- Separate lounge, also tiled to the floor, with direct access to your front courtyard for indoor to outdoor living
- Fully fenced backyard, with paving that spans the perimeter of the residence and space for alfresco dining
- Paved courtyard to the front of the home that's perfect for entertaining, with feature brick fencing and a small garden bed within
- Lawn to the front of the property with gated entry to your courtyard beyond
- Sheltered carport for parking with a paved front yard for additional vehicles

Built in 2004, this move-in ready unit offers a delightful parkland setting to enjoy, with every amenity placed conveniently close by, and a choice of options for outdoor living. While inside, your careful design ensures multiple spaces to relax, with a floorplan that combines both comfort and functionality.

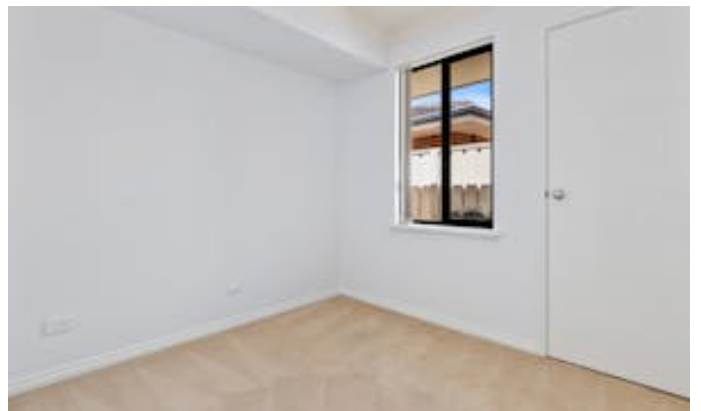
Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

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.

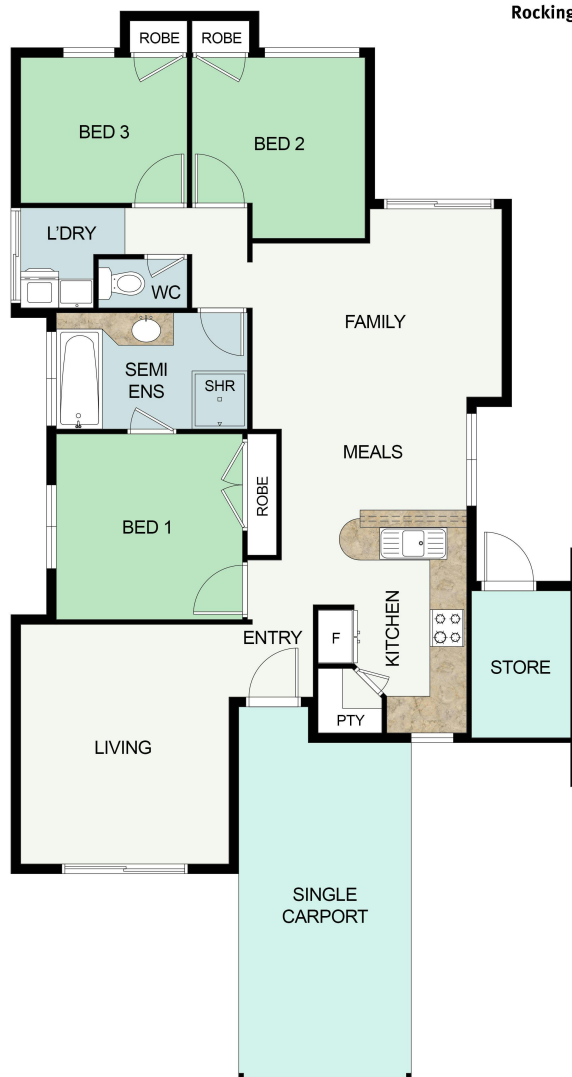
*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 212.00 square metres
- Building Area: 102.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1









FLOOR PLAN

2 Pamplona Boulevard, Port Kennedy