



18 Trafalgar Gardens, PORT KENNEDY, WA 6172

INVITING POOLSIDE LIVING IN A SOUGHT AFTER PARK FACING POSITION

Located in a peaceful and park facing position within beachside Port Kennedy, this inviting family home offers a relaxed setting to enjoy a laid back lifestyle, with a sparkling poolside retreat to the backyard, and extensive entertaining opportunity throughout. The 535sqm* block has been expertly designed to utilise every inch of space available, with a vast alfresco setting that offers year round use, carport parking to the front of the home, and a garage or workshop along the side. The interior floorplan spans 137sqm*, with a flexible layout including family living and dining around the fully equipped kitchen, and a games area with direct patio access for a seamless flow throughout. Your 4 bedrooms are all spaced for family comfort, with the master suite positioned away from the minor bedrooms to enjoy those parkland views, with an updated ensuite included, while the main bathroom is centrally placed and fully equipped for functionality.

Situated directly across from the shaded greenspace of the Round Hill Reserve, you have plenty of space for the children or four legged friends to enjoy just a few steps away, while a variety of parks and play equipment sit to the surrounding area. The family focus continues with a choice of schooling within walking distance while extensive retail and dining options are found in all directions, providing a range of facilities to suit all. For the daily traveller, road, bus and train connections ensure ease of travel throughout, while for your recreational enjoyment you have the pristine coastline and beaches within easy reach, the boat ramp for lazy days or fishing upon

TYPE: For Sale

INTERNET ID: 300P187714

SALE DETAILS

Offers From \$799,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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the water and the popular golf course all nearby.

Features of the home include:

- Master suite to the front of the home to make full use of those parkland views, with timber effect flooring for a modern feel and a renovated ensuite with a glass shower enclosure, vanity and WC
- Three further bedrooms, all carpeted to the floor with large windows for natural light
- All bedrooms with extra power points fitted, and TV antenna points fitted
- Family bathroom with a shower, bath and vanity, plus separate WC
- Fully fitted kitchen, with plentiful crispy white cabinetry, an in-built oven, gas cooktop and rangehood, with a designated fridge recess and shoppers entry from the carport
- Formal lounge or dining space to the front of the home, with timber effect flooring, direct kitchen access and complete flexibility in its layout
- Open plan family hub to the centre of the home, with timber effect flooring and an open flow to the formal lounge and games area
- Games area to the rear of the residence, with French door entry to the alfresco for continuous travel between
- Ducted air conditioning throughout
- Glistening below ground pool, with paving to the surround, garden beds to the border and fencing for peace of mind
- New Electric pool heating system
- Huge, gabled roof alfresco, with a cooling exterior ceiling fan, limestone flooring and garden beds to the border, with café blinds and a fence line extension for use in all seasons
- Extended patio around the rear and side of the home, connecting to both your alfresco and side workshop for a semi-enclosed design, with café blinds and pool views
- Lawned front garden with a curved bed for added appeal
- Exterior roller shutters to the windows
- Solar panel system
- Garage or workshop to the side of the residence, with roller door entry
- Sheltered double carport to the front of the home, with a brick paved driveway beforehand

Built in 1996, this lovingly maintained and well-presented property offers a dream coastal location, with poolside gardens, a park facing position and the pristine beaches just moments away, offering relaxed family living and all the essential amenities close at hand. The interior offers a welcoming space for comfortable living, with the low maintenance layout providing a focus on year round entertaining with that uninterrupted flow between the indoor and out.

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 535.00 square metres
- Building Area: 137.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport









FLOOR PLAN

18 Trafalgar Gardens, Port Kennedy