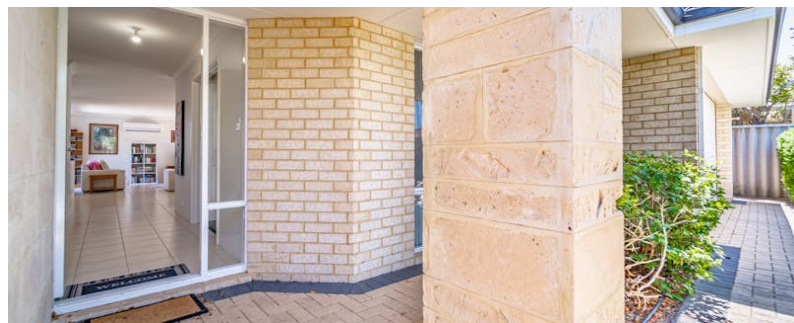




9B Eiffel Crescent, PORT KENNEDY, WA 6172

Home Open Saturday, 15th November from 11:00-11:30am

Modern and Extremely Low Maintenance 3x2 Situated in the Popular Beachside Suburb of Port Kennedy with NO STRATA FEES!

End Date Sale - All offers to be submitted by 5:00pm, 24th November 2025, unless sold prior. Suits buyers from Early \$700,000's

Set amongst other quality properties in a highly sought after location, this stylish and easy to maintain residence is perfect for first home buyers, investors or those looking to down-size.

Featuring 3 large bedrooms, 2 modern bathrooms, well-appointed kitchen with stainless-steel appliances and ample storage, large open plan living design, 2 split system reverse cycle air-conditioners, gas bayonet point for heating, enclosed theatre room, and laundry.

Outside features a patio entertaining area, low maintenance gardens, rear courtyard, and a double car enclosed garage for secure parking.

TYPE: For Sale

INTERNET ID: 300P188260

SALE DETAILS

End Date Sale - From Early \$700,000's

CONTACT DETAILS

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

Tony Ansara
0410 107 787

Ideally located within a short distance of beautiful parklands, shopping facilities, schooling, public transport and the pristine beaches of Port Kennedy.

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via Whats App on 0410 107 787.

Property Features

Year built 2005

Portico entrance

3 Spacious bedrooms (Master bedroom with ensuite, built-in robe and access to rear courtyard, Minor bedrooms with built-in robes)

2 Bathrooms

Well-appointed kitchen with stainless-steel appliances and ample storage

Large open plan living area with split system reverse cycle air-conditioner

Theatre room

2 x Split system reverse cycle air-conditioners

Gas bayonet point for heating

Laundry

Patio entertaining area

Rear courtyard

Low maintenance gardens

Gas hot water system

Double car enclosed garage with access to the backyard

Location Features

St Raphael Reserve 110m*

Nearest bus stop (Grand Ocean Blvd After Touraine Vista) 400m*

Stargate Shopping Centre 1.4km*

Port Kennedy Beach 1.4km*

Port Kennedy Medical Centre 2.9km*

Warnbro Centre 2.7km*

Aqua Jetty 3.1km*

Port Kennedy Central 3.1km*

Warnbro Train Station 6.5km*

Perth 57km*

Schools

Port Kennedy Primary School 1.6km*

Endeavour Primary School 2.6km*

Rockingham Lakes Primary School 2.9km*

Koorana Primary School 3.3km*

Warnbro Community High School 2.4km*

Safety Bay Senior High School 7.4km*

St Bernadette's Catholic Primary School 1.7km*

Living Waters Lutheran College 2.3km*

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.

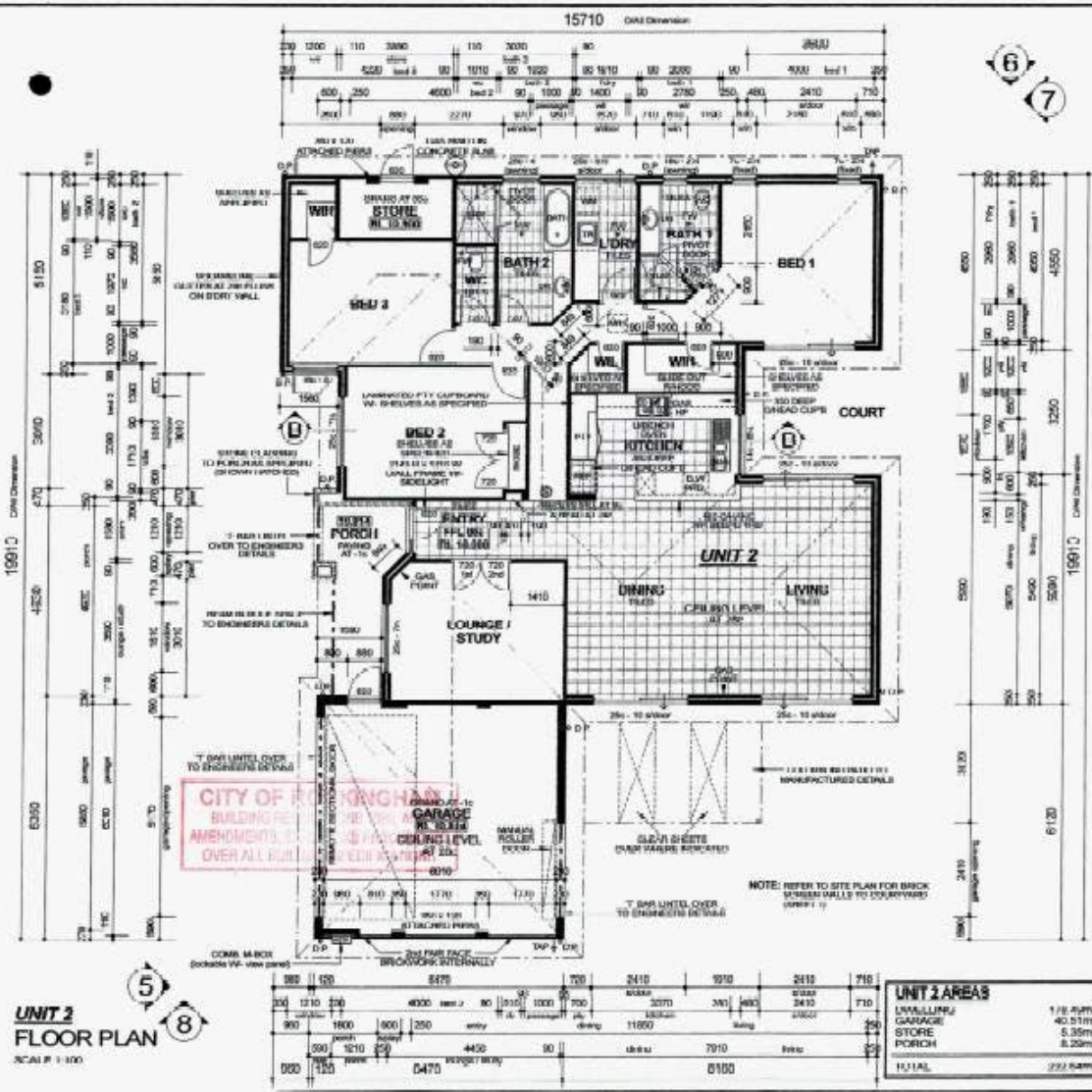
All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should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

- Land Area 397.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









Tangent Nominees Pty Ltd
ABN 62 679 895 046
T/A SUTHERN PROJECTS
PO Box 1028
Myerrose Business Centre
WA 6960

- NOTE:**
1. BUILDING TO CHECK ALL DIMENSIONS.
 2. BUILDING TO CHECK ALL DIMENSIONS, DIMENSIONS & ROOF LINES BEFORE COMMENCING ANY WORK.
 3. BUILDING TO REFER TO RELEVANT ENGINEERING DRAWINGS (1:20 & 1:100) TO BE USED.
 4. IN NO CASE SHALL THE BUILDING BE SUBMITTED ONLY.
 5. DIMENSIONS & LOCATIONS OF DIMENSIONS ARE INDICATED ONLY & SHALL BE VERIFIED BY PLUMBER ON SITE PRIOR TO SUBMITTING & INSTALLATION.
 6. ALL DIMENSIONS TO BE PROVIDED TO THE TOP OF THE FRAME.
 7. NOTE: BUILDING TO CONFIRM EXACT LOCATIONS OF ROOF STRUCTURE BEFORE PRIOR TO CONSTRUCTION & DIMENSIONS TO BE USED.

Peter Fryer Design

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Ph: 9300 9905 - Mobile: 9418 518 880 Fax: 9308 0227
E-mail: peter.fryer@peterfryer.com.au

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PROJECT	DATE	REVISION
CHARTER 1/10	D.L.	
ADDRESS	DATE	
Lot 1126	MARCH 2005	
Eiffel Crescent,	SCALE	
Port Kennedy	1:100	00-04-2005
	AREA	
	114.775	1:14