



3 Uist Court, PORT KENNEDY, WA 6172

PERFECTLY PLACED FOR CONVENIENT LIVING, WITH SOUGHT AFTER SIDE ACCESS AND EASY INVESTMENT POTENTIAL

Placed upon the corner of a peaceful cul-de-sac setting, this 624sqm block offers sought after side access into the backyard, making full use of its premium position, while the central coastal location offers absolute convenience to all.

Equipped with 3 bedrooms and 2 bathrooms, your living options include a spacious open plan lounge and dining area around the central kitchen, with direct access to the sheltered alfresco for an uninterrupted flow between. The oversized master suite is placed separately from the minor bedrooms for a peaceful position within, while both bathrooms are fully equipped for functionality.

A carport sits to the front of the home for vehicle parking, with a workshop or garage placed along the side, while your generous backyard enjoys a large lawned area for the children or pets to play, and that aforementioned side access for additional appeal.

Located just a short stroll to your choice of public or private schooling, this family orientated setting sits within a convenient position for easy access to all the essentials amenities, with a range of parkland to the surrounds. Plentiful shopping and dining

TYPE: For Sale

INTERNET ID: 300P188302

SALE DETAILS

Offers From \$689,000

CONTACT DETAILS

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

Bernie Egan
0433707633

opportunity ensure all your retail needs are met, while straightforward road and public transport connections provide a seamless commute for those in need.

And for your recreational enjoyment, the incredible coastline is just a quick trip away, with pristine beaches, boat ramp access and a relaxed lifestyle included, while for the enthusiasts among us, the Links Kennedy Bay golf course is equally close by.

Features of the home include:

- Oversized master suite to the left of entry, with solid timber flooring, an efficient split system air conditioning unit and plenty of room for a retreat area within, plus a walk-in robe for storage and an ensuite with a shower, vanity and WC
- Two further bedrooms within their own section to the rear of the residence, with built-in robes to both
- Family bathroom with a shower, bath and vanity, plus a separately placed WC
- Sizeable laundry with direct garden access and a linen closet within
- Centrally placed kitchen, with an island bench for casual dining, plus ample cabinetry and storage including a corner pantry, with an in-built stainless-steel oven and gas cooktop, and a dedicated fridge recess
- Zoned living and dining around the kitchen, with an open design for an easy flow throughout, including that same solid timber flooring, another split system air conditioning unit and cooling ceiling fan, with downlighting throughout
- Generously sized alfresco to the rear of the home, with a gabled roof design and both paved flooring and a decked platform for seating, creating a sheltered space to entertain or relax with friends
- Spacious backyard that wraps around the home, with a combination of lawn and paving, plus a large garden shed for stowage
- Side access gates to the backyard
- Lawned front garden with established trees for shelter from the street
- Double carport to the front of the home for sheltered vehicle parking
- Drive through access from the carport to a large, powered workshop or garage to the side of the home

Built in 2003 and currently tenanted at \$500 p/week on a periodic lease, this is an ideal investment opportunity for those seeking to start or add to their portfolio, given its popular coastal positioning, and conveniently central setting.

The internal floorplan ensures complete comfort throughout, with plenty of space to relax, while the generous bedrooms provide a peaceful setting to retreat at the end of the day, with the outdoor living offering sheltered entertaining, and ample room to play.

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.

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 624.00 square metres
- Building Area: 130.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2









