

9 Dieppe Lane, PORT KENNEDY, WA 6172

OVERSIZED FAMILY LIVING IN A PRISTINE COASTAL POSITION

Perfectly located just a quick stroll from the idyllic coastline, this wonderful family home offers 234sqm of living space, with extremely generous proportions, a carefully considered layout and a wealth of comfort throughout. Providing 4 bedrooms and 2 bathrooms, every room is oversized by design, with a formal lounge and dining area to the front, a huge kitchen and family space beyond and separate games room for appeal. The master suite sits to the left of entry, with sweeping storage and an ensuite bathroom for convenience, while your further three bedrooms sit within their own section toward the rear, with sliding door access directly to the backyard from two. Your 743sqm block provides lovingly manicured gardens to both the front and back, creating a relaxed setting for the entire family to enjoy, with a vast alfresco for entertaining. While your garage is extra height and includes a rear roller door for a drive through option, with a powered workshop to the rear for added functionality and a striking street appeal, including a secluded verandah for seating.

Located upon an extremely quiet street, the pristine beaches and coastline await just a short walk away, ensuring a truly enviable location and a sought after lifestyle setting. A variety of retail and dining options are easily on hand, with a choice of shopping centres within reach, while schooling options sit within walking distance for a family orientated appeal. Your recreational needs are well and truly met, with the popular Aqua Jetty close by, and a range of parkland to the surrounds, plus the nearby golf course for the enthusiasts amongst us. While finally, for those seeking straightforward travel to the

TYPE: For Sale

INTERNET ID: 300P193363

SALE DETAILS

Offers Invited

CONTACT DETAILS

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

Bernie Egan
0433707633

CBD or neighbouring area, you have easy access to road, rail and bus links for connectivity throughout.

Features of the home include:

- Spacious master suite with plenty of natural light, a cooling ceiling fan and a complete wall of built-in robes
- Ensuite bathroom to the primary bedroom, equipped with a feature clawfoot bath, a corner shower unit and a vanity with storage, with a separate powder room including hallway access for guest use
- Three further bedrooms toward the rear of the home, all oversized for comfort, with carpet underfoot, ceiling fans and either double or triple built-in robes, with sliding doors to the gardens from two
- Main family bathroom, with a bath, corner shower unit and vanity, plus separate WC
- Large laundry, with extensive in-built linen cabinetry and direct exterior access, plus a dual door closet to the hallway
- Huge, centrally placed kitchen, with extensive cabinetry and storage including a dual door pantry, with plentiful bench space, an in-built oven, gas cooktop and rangehood, and a handy shoppers entry from the garage
- Family lounge adjacent to the kitchen, with timber effect flooring, another ceiling fan and an effective reverse cycle air conditioning unit
- Generous formal lounge and dining area to the front of the home, with soft carpet, a large brick fireplace and a servery window from the kitchen, with French door entry to enclose the space for added comfort
- Separate games room, again substantially sized for comfort, with carpet to the floor and a built-in bar with a solid timber top, plus sliding doors directly to the alfresco
- Large entry foyer with extra height ceilings and cornicing that continue throughout
- Vast gabled roof patio to the entire side of the home, with paved flooring and garden beds to the border, with added panels for privacy and a water feature included
- Fully fenced backyard, with lawn and established plant life, with water tanks for efficiency and a garden shed for stowage
- Powered workshop within the backyard, with roller door entry
- Elevated decking to the front of the home, creating an ideal area to sit and enjoy the peace and quiet
- Bull nosed verandah for shading, with ornate lacework to enhance the design
- Immaculate front lawn and street appeal, with established greenery for privacy and well-maintained garden beds before the home
- Lengthy driveway with paving for additional vehicle parking and access
- Extra height double remote garage, with a storage area to the rear and an additional roller door for a drive through option

Built in 1997, this absolutely fantastic residence overflows with space for the entire family to enjoy, with expertly manicured gardens, multiple living options and a premium location for lifestyle living. The interior allows space for even the largest of families, with a seamless flow between your indoor and outdoor options, creating a secluded coastal haven with peaceful surrounds, and every convenience close at hand.

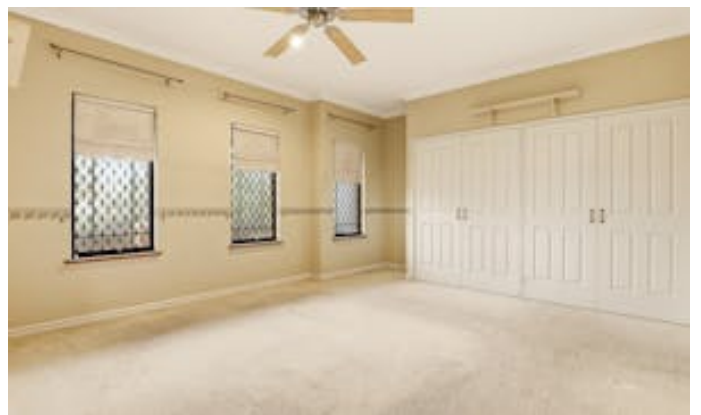
Contact Bernie today on 0433 707 633 to arrange your viewing.

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.

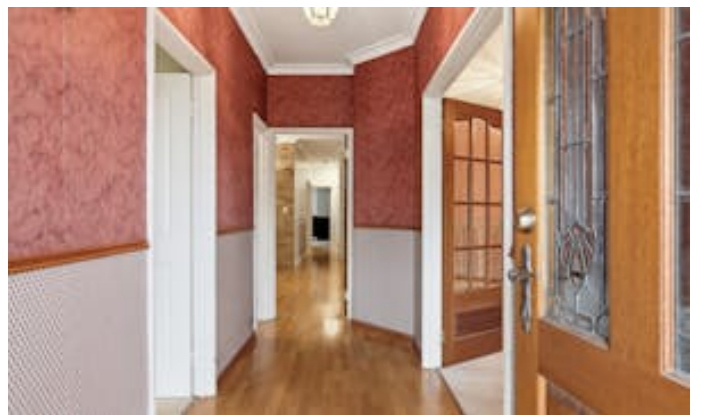
Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an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

- Land Area 743.00 square metres
- Building Area: 230.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2











FLOOR PLAN

9 Dieppe Lane, Port Kennedy