



## 24 Antonio Circuit, PORT KENNEDY, WA 6172

### OVERSIZED FAMILY LIVING WITH A SWEEPING CORNER BLOCK AND TWO SEPARATE GARAGES FOR THE VEHICLES

Placed upon a sweeping 732sqm block with full use made of its corner position, this oversized residence offers a wealth of internal living, with flexibility across the space and a choice between two double garages for the vehicles, and additional parking throughout. Built and designed by the owner, the property showcases a custom feel, with plenty of character across the home and extra attention to family functionality, plus high ceilings and ornate features to enjoy. The floorplan spans an endless array of living space, with a formal lounge on entry, plus a separate theatre room, a dedicated games room and a generous kitchen and dining room that leads seamlessly to the alfresco and garden. Equipped with 4 spacious bedrooms and 2 fully equipped bathrooms, all rooms are comfortably proportioned, with thoughtful additions across the home that include mud room access, rear roller door entry via the garages and extensive storage throughout.

Located within a sought after pocket of beach side Port Kennedy, you are centrally placed to appreciate laid back family convenience with a choice of parkland and greenspace to the surrounding area, and a variety of schooling within walking distance. The local retail facilities are equally within reach, while your recreational options include the nearby golf course, boat ramp access and of course the pristine coastline and beaches that make this area so spectacular. While the nearby Kennedy Bay

**TYPE:** For Sale

**INTERNET ID:** 300P194145

**SALE DETAILS**

**\$1.1 Million**

**CONTACT DETAILS**

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

**Bernie Egan**  
0433707633

development is sure to add to the areas appeal, with a range of road and public transport connections for ease of travel throughout.

Features of the home include:

- Oversized master suite, with carpet to the floor and a huge walk-in robe for storage, with an ensuite including a two person spa bath, a large shower enclosure and vanity, with floor to ceiling tiling and a dual access powder room for guest use
- Two further bedrooms tucked away peacefully to the rear, both well-spaced with built-in robes for storage and carpet underfoot
- Fourth bedroom toward the front of the home, with carpeted flooring and a built-in robe, while the placement makes this ideal for use as a study if preferred
- Large main bathroom with full height tiling, a bath, shower enclosure and vanity, with separate WC
- Substantially sized and custom designed kitchen, with an extensive array of cabinetry including an appliance hutch and corner pantry, with a freestanding stainless-steel oven and rangehood, a designated fridge recess and a central island bench for casual meals
- Open plan dining room adjacent to the kitchen, with timber effect flooring, a feature tray ceiling and sliding door access directly to the alfresco
- Dedicated theatre room off the main living area, also extremely spacious in size, with solid wooden doors upon entry for noise reduction, a recessed ceiling and a fixed projector that will stay with the home
- Games room to the side of your kitchen and dining area, with both French door entry and sliding doors to the alfresco for an entertainers design
- Generously spaced formal lounge to the right of entry, with dual door access, carpeted flooring and large windows for natural lighting
- Vast entry foyer with timber flooring, a feature recessed ceiling and an ornate ceiling rose with chandelier for instant appeal
- Mud room between the kitchen and garage, and ideal as a drop zone before entering the home
- Sizeable laundry with a walk-in linen closet and direct garage access
- Ducted air conditioning for comfort throughout
- Sheltered alfresco to the rear of the home, with plenty of room to unwind with family and friends, with the barbecue also available to remain with the home if so desired
- 3rd WC to the exterior that's ideal for guests when entertaining
- Lawned garden with a variety of aviaries to the border that will stay with the property
- Hardstand area beyond one of the garages, ideal for secluded seating or yet more space for storage
- Lawned front garden that sweeps around the residence for an imposing street frontage
- Fenced and gated side garden for additional outdoor space, or for parking the boat or caravan within
- Grand entry portico into the home, with a dual front door for access within
- Bore for ease of upkeep

- Solar panel system for energy efficiency
- Two double garages with paved driveway access beforehand and extensive parking opportunity throughout, with one significantly bigger to include work benches within
- Rear roller door access from both garages to the backyard

Built in 2006, this oversized and carefully designed residence offers a huge internal floorplan, with endless opportunity for relaxation amid its multitude of living space, accommodating even the largest of families, with true flexibility throughout. While the location provides a premium coastal setting, with access to every family convenience for a laid back lifestyle appeal.

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 732.00 square metres
- Building Area: 400.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage









FLOOR PLAN

24 Antonio Circuit, Port Kennedy