



## 2 Wittecarra Crescent, PORT KENNEDY, WA 6172

SPACIOUS CORNER PROPERTY WITH PARKLAND VIEWS AND COMPLETE COMFORT THROUGHOUT

Placed upon a corner setting with the vast Rockingham Lakes Oval across the road, this perfectly positioned family home offers a wealth of appeal, with 4 spacious bedrooms, 2 fully equipped bathrooms and complete comfort throughout. The interior follows a carefully considered floorplan, with both your formal lounge and the oversized master suite to the front of the home, before opening out to your sweeping family hub with living and dining adjacent to the extremely generous and updated kitchen. The three minor bedrooms are all nestled to the right side of the home and set within their own section for peace and quiet, with the main bathroom to the mid-way point for convenience of use. The 520sqm\* block has been carefully designed for a minimal upkeep appeal, with a sheltered alfresco placed under the main roof for indoor to outdoor entertaining, and ample lawn to both the front and back gardens, with substantial sizing for relaxation or play.

Ideally located for a family orientated setting, you are walking distance to the local primary school, with that expansive oval just across the road, and a variety of parkland, play equipment and sporting facilities all nearby. A choice of shopping awaits within both Port Kennedy itself and to the neighbouring suburb of Warnbro, with various retail, dining and entertainment opportunity on hand, while straightforward road and public transport connections ensure ease of travel throughout. And for an enviable lifestyle

**TYPE:** For Sale

**INTERNET ID:** 300P194237

**SALE DETAILS**

**Offers From \$929,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
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Rockingham, WA  
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**Bernie Egan**  
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appeal, the simply spectacular beaches and coastline are just a quick trip away, with crystal clear waters and white sandy beaches to enjoy, along with boat ramp access, the popular golf course and soon to be completed Kennedy Bay development all within reach.

Features of the home include:

- Extremely spacious master suite, with a beautiful bay window that's ideal for a small seating area or retreat, with carpet to the floor, cooling ceiling fans and dual walk-in robes, plus an ensuite equipped with a shower enclosure, vanity and WC
- Three further bedrooms, all well-spaced for comfort, with carpet underfoot, ceiling fans overhead and walk-in robes to two, plus a built-in robe to the third
- Main family bathroom with a bath, shower enclosure and vanity
- Large laundry with direct exterior access and a private WC within
- Walk-in linen closet for added storage
- Substantial corner kitchen, renovated in 2023 with extensive cabinetry and counterspace including a breakfast bar for casual dining, plus an in-built wall oven, gas cooktop and rangehood, with a walk-in pantry, a plumbed fridge recess and a handy shoppers entry from the garage
- Spacious open plan living and dining area, with tiled flooring, downlighting and sliding doors directly to the alfresco and gardens
- Formal lounge or theatre space to the left of entry, with soft carpet underfoot, a large window to overlook the gardens and plenty of space to relax
- Mitsubishi ducted reverse cycle air conditioning throughout, installed in just 2024
- Large alfresco to the rear of the residence, with paved flooring and an under roof design for uninterrupted living between
- Fully fenced backyard, with plenty of lawn for play, and a paved area for additional seating or entertaining, with room for a pool or workshop if desired, and subject to all relevant approvals
- Garden shed for stowage
- Sheltered porch on entry with space for a seating area and security screening to the front door
- Lawned front garden with a mature tree for added shade and appeal
- Both front and back gardens updated in 2024
- Exterior roller shutters to the front windows
- Security camera system for added peace of mind
- Solar panel system
- Double remote garage with a paved driveway beforehand

\*\* Please note dishwasher is not included in the sale\*\*

Built in 2005, this well-presented and spacious family home enjoys 181sqm\* of interior living, with generous proportions throughout and a variety of updates and upgrades to enhance your year round comfort. The location ensures a wide reaching appeal, with plenty of open space to explore, and all the delights of coastal living close at hand,

along with an abundance of convenience for a laid back lifestyle for all.

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 520.00 square metres
- Building Area: 181.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









