



23 St Raphael Crescent, PORT KENNEDY, WA 6172

OVERSIZED FAMILY LIVING WITH PRISTINE PARKLAND VIEWS

Facing the fantastic St Raphael Reserve, this sensational residence enjoys sweeping parkland views with the spacious family home placed upon a well-maintained 726sqm block. Equipped with 4 bedrooms and 2 bathrooms, your 222sqm interior provides large proportions throughout, with a wealth of family comfort across multiple living areas. A formal lounge sits to the front of the home, alongside your generous master suite, while your further bedrooms are nestled within their own section for peace and quiet throughout, with an activity room placed between. A study or home office provides a flexible solution to those seeking to work from home, while you have a large dining area adjacent to the oversized and modern kitchen, and a separate games or family room to enjoy. A vast enclosed patio provides abundant space to entertain or gather the family, with an additional sheltered patio to the side of the home, while the backyard offers ample lush green lawn and a powered workshop for appeal.

Located in an absolutely premium setting, the peaceful position offers sweeping parkland directly across the road, with play equipment, a scenic lake and vast greenspace to explore, while a choice of schooling is easily within walking distance to enhance the family orientated appeal. The local shopping precinct is a short stroll further, while the beautiful coastline, boat ramp and golf course are all nearby for your recreational enjoyment. And road and public transport links ensure connectivity to the CBD or surrounds, with plentiful retail and dining across Port Kennedy itself and the neighbouring Warnbro.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P195975

SALE DETAILS

All Offers Presented

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bernie Egan
0433707633

Features of the home include:

- Generous master suite to the front of the home, with carpeted flooring, a large window to enjoy those parkland views and an effective reverse cycle air conditioning unit, with a walk-in robe beyond sliding doors and an ensuite with a dual vanity, a twin shower enclosure and WC
- Three well-spaced minor bedrooms, all carpeted with built-in robes for storage
- Main family bathroom, with a bath, shower enclosure and vanity, plus private WC
- Laundry with a walk-in linen closet and sliding doors to the side of the home for drying
- Oversized kitchen, with a sweeping benchtop that extends to breakfast bar dining, plus extensive cabinetry, an in-built wall oven and cooktop and walk-in pantry
- Large dining room adjacent to the kitchen and with direct access to the enclosed patio, creating a central hub for entertaining or dining with friends
- Sizeable formal lounge to the right of entry, with carpet underfoot and plenty of room for a range of uses given the space on offer
- Spacious games or family room, with tiled flooring and sliding doors to the exterior, offering a flexible space to utilise as best suits your needs
- Tiled activity area between the minor bedrooms, with a viewing window to the dining room beyond
- Sunken study or home office off the main hallway, with tiled flooring and natural lighting
- Dual front door entry into a tiled foyer with the option to close the front portion of the home off from the rear
- Ducted air conditioning throughout
- Huge enclosed alfresco, with tiled flooring and air conditioning for comfort in all seasons, with a built-in bar and kitchen, including plumbing, power and a gas connection, to create the perfect space to entertain
- Sheltered patio to the side of the home, with shading to the fenceline for a secluded setting, and paving underfoot
- Substantial backyard, with fencing to the perimeter, a paved walkway and a large area of lawn for play, with a raised bed ready to be planted
- Fully gated and paved section of the garden before the shaded side of home
- Powered workshop within the rear yard, equipped with concrete flooring
- Large lawn to the front of the home, with raised garden beds of landscaping stone for a minimal upkeep appeal
- Exterior roller shutters to the windows and security screening throughout
- Solar panel system
- Bore for efficiency
- Double carport with roller door
- Paved driveway for additional parking potential

Built in 1998, this extremely generous home offers a wide array of comfort across its multiple living areas and entertaining space, with complete flexibility across the

floorplan allowing a home that can truly meet you and your needs. While the location speaks for itself with its premium parkside position, and absolute convenience throughout.

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 726.00 square metres
- Building Area: 222.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







