



## 20 St Laurent Mews, PORT KENNEDY, WA 6172

Home Open Saturday, 9th May from 1:15pm-1:45pm

Fantastic Family Home Set Amongst Other Quality Properties in the Established Beachside Suburb of Port Kennedy!

Nestled in a great coastal location and set on a generously sized 775sqm\* block, this neat and tidy residence offers spacious accommodation for a growing family.

Featuring four good sized bedrooms, 2 bathrooms, front living room, well-appointed kitchen with ample storage space, large fridge recess and shopper's entry, open plan living area, games room, massive patio entertaining area, powered workshop with a mezzanine level, double car garage with drive through access, and below ground swimming pool and spa.

Additional features include ceiling fans, 3 split system reverse cycle air-conditioners, slow combustion woodfire heater, and solar panels for energy savings.

Ideally located within a short distance of beautiful parklands, shopping facilities, schooling, public transport and the pristine beaches of Port Kennedy.

**TYPE:** For Sale

**INTERNET ID:** 300P195988

**SALE DETAILS**

**Offers From Mid  
\$900,000's**

**CONTACT DETAILS**

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

**Tony Ansara**  
0410 107 787

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via Whats App on 0410 107 787.

#### Property Features

Year built 1993

Lot size 775m2\*

4 Bedrooms (Master bedroom with ensuite, walk-in robe and ceiling fan, Minor bedrooms with built-in robes and ceiling fans)

2 Bathrooms

Front living room

Well-appointed kitchen with ample storage space, large fridge recess, and shopper's entry

Open plan living area

Games room

Laundry

Storage closet

3 x Split system reverse cycle air-conditioners

Slow combustion woodfire heater

Solar panels for energy savings

Front security screen door

Massive patio entertaining area

Below ground swimming pool and spa

Powered workshop with a mezzanine level

Double car garage with drive through access

#### Location Features

Nearest bus stop (Warnbro Sound Ave Before Halliburton Ave) 500m\*

Stargate Shopping Centre 950m\*

Warnbro Centre 1.2km\*

Aqua Jetty 1.3km\*

Port Kennedy Beach 2.2km\*

Port Kennedy Central Shopping Centre 3km\*

Warnbro Train Station 4.7km\*

Perth 55.2km\*

#### Schools

Port Kennedy Primary School 1.4km\*

Koorana Primary School 1.4km\*

Rockingham Lakes Primary School 1.9km\*

Warnbro Primary School 2.3km\*

Warnbro Community High School 900m\*

St Bernadette's Catholic Primary School 1.8km\*

Living Waters Lutheran College 1.8km\*

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 775.00 square metres
- Building Area: 220.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







