



6 Aparri Way, PORT KENNEDY, WA 6172

SPACIOUS FAMILY HOME WITH INVITING GARDENS, DRIVE THROUGH ACCESS AND A POWERED WORKSHOP INCLUDED

Placed upon a 610sqm block within beachside Port Kennedy, this well-presented property offers a choice of living options across the carefully considered 186sqm interior, with 4 bedrooms, 2 bathrooms and inviting gardens to enjoy. All bedrooms are well-proportioned with the master suite extremely generous and providing a retreat or seating area within, while both bathrooms are fully equipped to cater to the family or guests. A formal lounge offers a separate space to relax, with your substantial open plan family hub allowing comfortable living, dining and even a games area adjacent to the spacious kitchen. Sliding doors provide a seamless flow to the alfresco for ample space to gather friends or enjoy a weekend barbecue, while the sizeable backyard is lawned with a large, powered workshop and drive through access via the double remote garage.

Located within an ideal setting for laid back family living, a choice of local schooling is within walking distance, while a range of parkland and greenspace provides a welcoming position for recreational and leisure appeal. The sensational beaches and boat ramp are easily on hand, with extensive retail and dining options readily available, and a variety of public transport options and road links to ensure straightforward travel to the surrounds or further afield. While lastly the popular golf course offers additional interest to the enthusiasts among us, with the growing Kennedy Bay development

TYPE: For Sale

INTERNET ID: 300P196667

SALE DETAILS

Offers From \$889,000

CONTACT DETAILS

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

Bernie Egan
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providing added opportunity for lifestyle living.

Features of the home include:

- Oversized master suite to the front of the home, with carpet to the floor, large windows for natural lighting and a private retreat, seating area or nursery space within, with a walk-in robe and an ensuite with a tiled shower recess, vanity and WC
- Three further well-spaced bedrooms, all with carpet to the floor and built-in robes for storage
- Light filled family bathroom with a bath, shower enclosure and vanity, plus separate WC
- Laundry with a built-in linen closet and exterior access for drying
- Central kitchen with a lengthy breakfast bar for casual mealtimes, plus an in-built stainless-steel oven, gas cooktop and rangehood, with ample cabinetry, a full height pantry, and a designated recess for the fridge
- Extremely spacious family zone with room for living, dining and a games area if desired, with tiling to the floor, downlighting and sliding door access directly to the alfresco
- Formal lounge or theatre space to the right of entry, with soft carpet underfoot and a spacious area for relaxed living
- Ducted reverse cycle air conditioning throughout
- Generous gabled roof patio along the side of the home, with paved flooring, added shading to the fenceline for a secluded feel and reticulated garden beds ready to be planted
- Fully fenced backyard with a large area of lawn and a border of elevated plant life for a tropical appeal, with a fruiting lemon tree included
- Sizeable, powered workshop with a paved area beforehand
- Sheltered porch on entry, with a paved area for seating and a planted bed before the home
- Security screening to the windows and doors for peace of mind
- Solar panel system for energy efficiency
- Wide street frontage for a welcoming appeal, with lawn to the front garden
- Double remote garage with a rear roller door for drive through access to the sheltered patio
- Side access gate to the backyard
- Paved driveway that widens to an additional hardstand before the side gate

Built in 2004, this inviting family home is well-placed for convenient living, with all your day-to-day essentials easily within reach for a central appeal. The property itself provides a beautifully presented interior, with oversized living options and comfortable bedrooms throughout, while your landscaped exterior ensures plenty of opportunity to relax or entertain, with a multi-functional design to interest all.

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

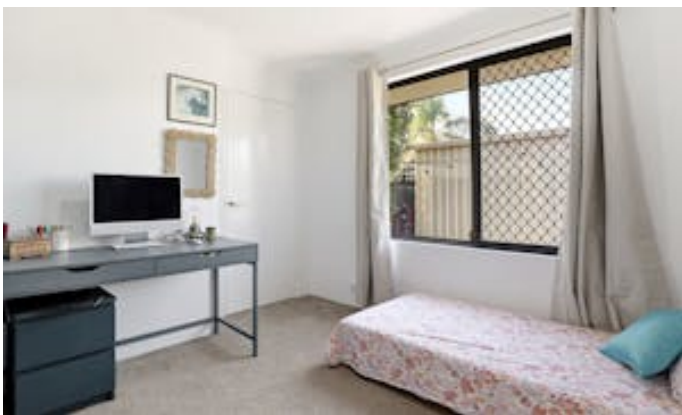
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only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. 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 610.00 square metres
- Building Area: 186.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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