

29 Eiffel Crescent, PORT KENNEDY, WA 6172

SWEEPING POOLSIDE HOME WITHIN A CONVENIENT COASTAL SETTING

Perfectly placed within the beachside St Clair Estate, this fantastic family residence is walking distance to a variety of daily essentials, including schooling, shopping and parkland, creating a premium position for family living and a much loved setting to call home. The 683sqm block offers a poolside retreat within the backyard, with a large alfresco along the side of the home, while both your double garage and additional hardstand sit to the front for vehicle parking, with drive through access included. Moving inside and your 226sqm interior provides 4 bedrooms and 2 bathrooms, with a separate study to utilise or 5th bedroom to enjoy. While your living options span a variety of comfortable spaces including an inviting lounge to the front of the home, a separate games or theatre room to the rear, and your spacious open plan zone with living and dining around the central kitchen.

Located for a lifestyle appeal, you are just a short stroll from the local retail precinct, providing absolute convenience on the doorstep, while the vast St Raphael Reserve is equally close by and offers extensive greenspace, a scenic lake and play equipment to explore. A choice of both public and private schooling is within walking distance, while a variety of travel and transport connections ensure a straightforward daily commute to the surrounds. And for your leisure enjoyment, the breathtaking beaches are easily within reach, along with the popular golf course and boat ramp, with the exciting Kennedy Bay development on hand to ensure a popular choice with many.

TYPE: For Sale

INTERNET ID: 300P196686

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 a beautiful bay window to overlook the gardens, plus carpet to the floor and a large walk-in robe, with an ensuite including a shower enclosure, vanity and WC
- Three further bedrooms within a separate section for peace and quiet, with a spacious design to all, plus carpet underfoot and either a walk-in or built-in robe for storage
- Study or 5th bedroom, with carpet to the floor and a flexible design to meet your needs
- Main family bathroom with a bath, vanity and tiled shower recess, plus a separate WC
- Laundry with direct exterior access and a walk-in linen closet to the hallway
- Centrally placed kitchen, with a sweeping breakfast bar for casual meals, an in-built stainless-steel oven, gas cooktop and rangehood, with extensive cabinetry and storage, and a handy shoppers entry from the garage
- Light and bright family hub, with ample space for both living and dining, plus a warming fire, high ceilings for a true sense of space, and sliding doors directly to the alfresco
- Dedicated games or theatre room, with French door entry and the timber effect flooring that continues on from your main living area
- Formal lounge to the right of entry, with soft carpet underfoot, a large window for natural lighting and plenty of room for family relaxation
- Ducted reverse cycle air conditioning throughout
- Paved alfresco to the side of the home, with a gabled roof for a seating area and a drive through option via the garage
- Sparkling below ground pool, with fencing for peace of mind and a paved surround for poolside entertaining
- Fully fenced and lawned backyard, with a handy shed for stowage
- Sheltered entry into the home with security screening to the front door
- Lawned front garden with established greenery before the home
- Exterior roller shutters
- 5 kW solar panel system for energy savings
- Paved driveway before the secure double garage, with a rear roller door for entry to the backyard
- Secondary paved driveway or hardstand for additional vehicle storage or for the boat or caravan

Built in 2001, this delightful property offers a spacious and family orientated layout, with space for relaxation across both the interior and gardens, while a variety of added extras ensure flexibility across the home and a wealth of appeal. The location provides complete convenience, with the coastal setting ensuring a laid back feel, and all your essential amenities close at hand for carefree living.

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

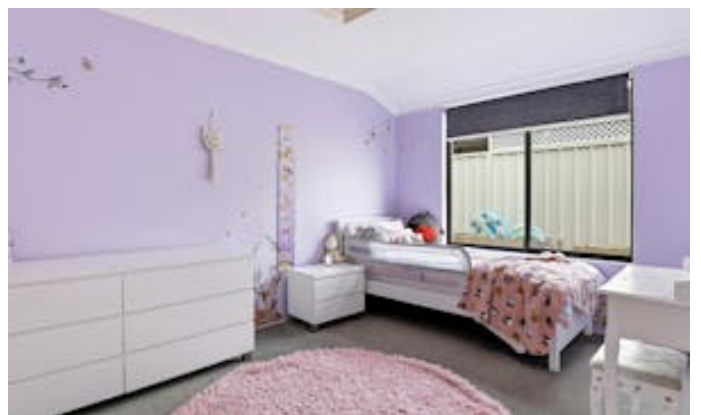
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its

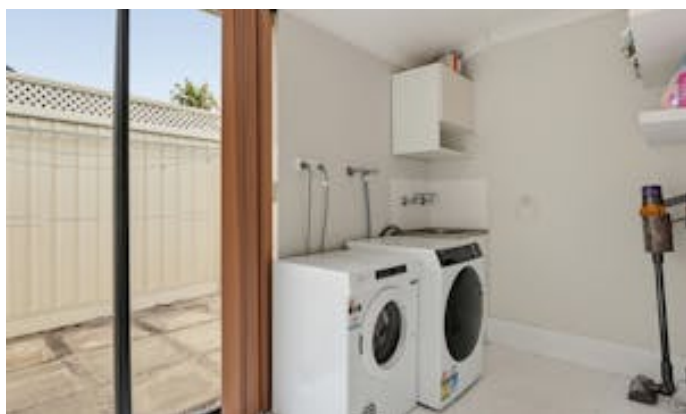
accuracy and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk-through inspection via online video walk-through or can assist an independent 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 683.00 square metres
- Building Area: 226.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN ON SITE PLAN

29 Eiffel Crescent, Port Kennedy