



109 Seventh Avenue, KENDENUP, WA 6323

Spacious Family Living Close to Kendenup Primary School

Positioned in a convenient location close to the Kendenup Primary School, this solid brick and tile home offers comfortable family living, a generous block size, and the added appeal of an established tenancy already in place.

Built in the mid-1980s, this well-maintained former government residence has been designed with practicality and durability in mind. The centrally located kitchen is the heart of the home and opens directly to the dining area, creating a functional and welcoming space for everyday living. A separate lounge/family room provides a second living area, a feature commonly sought after in homes of this era.

The accommodation comprises three well-sized bedrooms, all conveniently located off the central hallway. The bathroom includes a separate bath, shower and vanity, while a separate toilet and laundry add to the home's practical layout.

Outside, the property continues to impress with its fully fenced and private backyard. Mature trees provide shade and character, while the expansive 1,295m² block offers plenty of room for children, pets, gardening or future improvements. A small shed provides valuable storage or workshop space, while the undercover carport with adjoining storeroom completes the package.

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: 300P199136

SALE DETAILS

Offers above \$419,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Neels Delport
0450 451 401

The property benefits from sealed road frontage, scheme water connection and is currently tenanted on a periodic lease. The existing tenants are excellent occupants who would be keen to extend their stay, presenting an attractive opportunity for investors seeking immediate rental income and continuity.

Whether you're looking to add to your investment portfolio, secure your first home, or enjoy the relaxed lifestyle Kendenup has to offer. Call Neels Delpont on 0450 451 401 or email neels.delpont@elders.com.au for more information.

Other features: Carpeted, Close to Schools, Close to Transport, Window Treatments

- Land Area 1,295.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single carport
- Floorboards





