



6 Ginger Court, PORT KENNEDY, WA 6172

EASY CARE FAMILY LIVING IN AN ENVIABLE COASTAL LOCATION

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Nestled away within a sought after pocket of coastal Port Kennedy, you have a choice of local schooling within strolling distance, with parkland to the end of the quiet cul-de-sac for laid back family living, while the exceptional beaches are easily within reach for a true lifestyle setting to call home. Offering an easy upkeep design, the 500sqm block provides a sheltered alfresco for outdoor entertaining, while lawned gardens surround the residence for the children or pets to enjoy, with carport parking to the front of the home for the vehicles. The interior floorplan provides comfortable living across 4 bedrooms and 2 bathrooms, with all sleeping options toward the front of the home, leaving the remainder for relaxation or family time. While newly laid flooring extends throughout the entire property for a move-in ready appeal, with your 3 different living options comprising of a formal lounge and dining space, plus an open plan family hub and an activity or games room to the side.

The street appeal is instant with quality homes to the surrounds, and a tree lined entry into the court, while a lawned garden sits before the home with soaring palms and established greenery already in place. A driveway extends toward the sheltered double

TYPE: For Sale

INTERNET ID: 300P96266

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

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.

carport for parking, and once inside your master suite is placed to the left, with your three further bedrooms to the right. Carpeted to the floor with a cooling ceiling fan, your master suite is equipped with a walk-in robe for storage, while your ensuite provides a shower, vanity and WC. Bedrooms 2, 3 and 4 are placed around the family bathroom, with a bath, shower and vanity included, with all bedrooms carpeted underfoot and furnished with built-in robes, with a ceiling fan to one.

A formal lounge and dining space is placed to the centre of the home, with a combination of carpet and vinyl flooring for ease of upkeep, while the layout allows a range of uses depending on your individual needs, including a potential study space, theatre room or play area. Your open plan family living and dining zone follows on, with another ceiling fan for comfort, and direct patio access for a seamless flow between, while a partially separated activity or games area ensures plenty of opportunity to relax throughout. The kitchen provides ample under bench storage, with a full height pantry and designated fridge recess, plus an in-built wall oven and gas cooktop, and a wraparound counterspace for casual dining. A corner patio within the backyard provides ample space for alfresco dining, with a flat roof overhead and paving to the floor, while the lawn stretches around the home, with soaring palms and plant life for appeal.

Peacefully positioned, the Round Hill Reserve sits to the end of the street, providing shaded greenspace to explore, with a choice of parkland in all directions including the epic St Raphael Reserve with its play equipment, lake and friendly ducks to meet. Both public and private schooling is easily within walking distance, with the local shopping centre just a little further, including a handy IGA and specialty stores, while the vast Port Kennedy retail precinct is equally close by. Road and public transport links ensure ease of connectivity throughout, while the pristine coastline and beaches ensure a true lifestyle location, with the boat ramp also on hand, along with the popular golf course and developing Kennedy Bay community, with its variety of attractions soon to be completed.

Other features of the property include:

- New carpets and vinyl floor coverings throughout
- Separate laundry with two linen closets
- Private secondary WC
- LED downlighting
- Ducted evaporative air conditioning
- Gas bayonet point
- Gas storage hot water system
- Automatic reticulation to the gardens
- 2 x sheds within the backyard
- 1996 build

Contact David Parlor today on 0412 734 727 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.

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 500.00 square metres
- Building Area: 157.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







