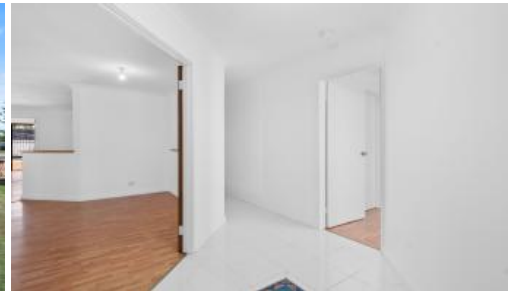


Sold



197 Grand Ocean Bvd, Port Kennedy



SPACIOUS FAMILY ENTERTAINER WITH POOL, GAMES ROOM & WORKSHOP

Discover the perfect blend of space, comfort and potential in this expansive 4 bedroom, 2 bathroom family home, nestled in the sought after beachside pocket of Port Kennedy.

Set on a generous 636sqm block with approximately 198sqm of internal living, this property offers all the essentials for family life with the freedom to add your personal touch and make it your own.

Designed for flexibility, the home features two separate living areas, including a front lounge / formal dining —perfect as a theatre room, home office or peaceful retreat.

The open-plan living and dining area is bathed in natural light with a well appointed kitchen at its heart. Offering ample bench space, stainless steel appliances and plenty of storage, the kitchen makes meal prep and entertaining a breeze.

 4  2  2  636 m2

Price SOLD for \$730,000

Property Type Residential

Property ID 172

Land Area 636 m2

Floor Area 198 m2

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

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A separate games/theatre room extends to the outdoor patio, providing the perfect flow for indoor outdoor living. The master suite offers a private escape with a walk-in robe, ensuite and ceiling fan, while the additional three bedrooms provide space and versatility for growing families.

Step outside to a spacious backyard designed for entertaining, featuring a gabled Colorbond patio, sparkling below ground pool and a large powered workshop, ideal for hobbies, storage or your next project.

Positioned just moments from beautiful beaches, parks, schools, shopping, and the golf course, this home promises a lifestyle of convenience and relaxation.

Built in 1999, this inviting property is move-in ready, with endless potential to make it truly your own.

Features include

- * Welcoming double door entry leading to multiple living areas
- * Large front lounge & formal dining
- * Spacious master suite at the front with retreat or study area, walk-in robe and split system
- * Ensuite with single vanity, shower and WC
- * Light filled open plan main living area
- * Spacious kitchen with ample storage, bench space, dishwasher recess and shoppers entry
- * Breakfast bar
- * Enclosed games/theatre room with direct access to the outside, perfect for entertaining
- * Three generously sized minor bedrooms, two with built-in robes & fans, one with split system
- * Main bathroom with shower, bath and vanity
- * Separate WC and laundry for added convenience
- * Neutral décor and natural light throughout create a fresh, inviting atmosphere
- * Split system air conditioning in Master, one minor bedroom & games/theatre
- * 6kw solar power system to keep bills to a minimum
- * Gabled Colorbond patio area
- * Easy care rear gardens
- * Bore & reticulated front gardens
- * Large powered workshop with roller door
- * Double remote garage
- * Built in 1999 by Content Living

* 636sqm block

* 198sqm of living

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.