

**1 Awe Pass, Kinross, WA, 6028**

Blackburne

**House For Sale**

Tuesday, 19 November 2024

1 Awe Pass, Kinross, WA, 6028

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Your Dream Family Home Awaits in Kinross

Nestled in the heart of Kinross, this stunning 4-bedroom home combines space, style, and convenience. Set on a generous 472sqm corner block with 212sqm of internal living space, this property offers everything you need for comfortable family living.

As you step through the front door, you're greeted by a sense of space and comfort, with light-filled interiors drawing you further into the heart of the home. The chef's kitchen immediately catches your eye, offering an impressive layout with ample cupboards, drawers, and bench space that's perfect for meal prep or entertaining. The gas cooktop, modern oven, and built-in wine rack add both practicality and charm, making this a space where culinary dreams come to life. Adjacent, the open-plan living and dining area invites you to relax, featuring an inbuilt fire heater that adds a cozy ambiance. Large glass doors open seamlessly to the undercover alfresco area, where you can picture yourself enjoying a peaceful morning coffee or hosting weekend barbecues.

The journey continues into the generously sized bedrooms, each thoughtfully designed for comfort and practicality. The master suite serves as a private retreat, boasting a walk-in closet and an ensuite complete with a luxurious spa bathtub—perfect for unwinding after a long day. Bedrooms 2 and 3 feature built-in robes, offering ample storage and convenience. The versatile fourth bedroom, or large study, with its double doors, provides a flexible space to suit your lifestyle needs. The family bathroom, accessible directly from Bedrooms 2 and 3, ensures functionality for a busy household, while a separate toilet and powder room enhance privacy and ease of access for both residents and guests.

Attention to detail is evident throughout, from the renovated laundry with abundant storage to the comfort of ducted reverse-cycle air conditioning and ceiling fans. Every corner of this home has been designed to offer a harmonious balance of style and practicality, creating a space where memories are waiting to be made.

Located in a prime position, daily conveniences and leisure are at your doorstep. Kinross Primary School and Kinross College are just a 4-minute drive away, making school runs a breeze, while Kinross Central is a mere 2-minute drive, providing access to local shops and services. For grocery runs, Coles Currambine is just 5 minutes away, and for those beach days, the picturesque Burns Beach is only an 8-minute drive. Outdoor enthusiasts will love the proximity to parks, including Menteith Park at your doorstep, Stonehaven Park just 650m away, and Kinross Skate Park a short 1km away.

This well-appointed home boasts a range of features designed to make every day a pleasure:

- Chef's kitchen with extensive cupboard and drawer storage, abundant bench space, a gas cooktop, dishwasher, and a modern oven—perfect for entertaining.
- Open-plan living and dining with an inbuilt fire heater and seamless access to the alfresco area.
- Three enormous bedrooms, including a master suite featuring an open styled ensuite with a spa bathtub.
- A 4th bedroom or oversized study with double doors, offering flexibility for a home office or guest room.
- Family bathroom with direct access from Bedrooms 2 and 3, with an added bonus of a separate toilet / powder room.
- Renovated laundry room with ample storage.
- Ducted reverse-cycle air conditioning throughout, plus ceiling fans in the living area, master bedroom and 3rd bedroom.
- Easy-care wood and tiled flooring throughout—no carpets to worry about.
- Undercover alfresco, perfect for year-round entertaining.
- Double lock-up garage with convenient shopper's entry.

Outgoings:

Water Rates: \$1,263.30 per Annum

Council Rates: \$1,907.33 per Annum

Please note: Photos are indicative and purely for illustrative purposes only. Furnishings depicted may not necessarily be included.

Don't miss this rare opportunity to secure a spacious and versatile family home in the heart of Kinross, surrounded by parks, schools, and amenities. Your dream lifestyle awaits—make it yours today.