

**197 Grand Ocean Boulevard, Port Kennedy, WA,
6172**



House For Sale

Monday, 28 October 2024

197 Grand Ocean Boulevard, Port Kennedy, WA, 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Lee Tamblin
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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.

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

Property Code: 172