

28d Kinninmont Avenue, Nedlands, WA, 6009

vivian's

House For Sale

Monday, 28 October 2024

28d Kinninmont Avenue, Nedlands, WA, 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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A slice of "The Hamptons" in Nedlands

Welcome to the Hamptons on Kinninmont Avenue. This gorgeous Hamptons-style, two-story home is newly finished and ready and waiting for its new owner to make their mark.

****Please enquire for other floor plans, Houses C & B have downstairs master bedrooms** (4x2)**

With stunning road frontage, the lawn is fully reticulated and boasts a large exposed aggregate driveway, with room for two vehicles, plus additional street parking. Stone pathways and shrubs line the front entrance, making it tidy and low maintenance. The home is painted in a neutral décor throughout and is complete with extra high ceilings and a mix of tile flooring and plush carpets. The front entrance features a video doorbell system and security lighting, for complete peace of mind.

Facing West but having great exposure to the north, this property will benefit in winter from the additional light and warmth. There is a large open-plan living area downstairs which offers a separate space for a dining table during mealtimes. The kitchen is painted in a calming, olive green, and features 2x Bosch Stacker ovens, built-in rangehood, ceramic stove, tiled splashback, double fridge recess, soft closing drawers, and hidden butler's pantry with bench and plenty of shelving and cupboards for the home chef.

With three large bedrooms upstairs, all with walk-in robes, and an additional fourth room on ground level, which could serve as an office space, there is plenty of room for a growing family. Sleep well at night with luxurious floor-to-ceiling blackout blinds and sheer curtains. The master has balcony access and an ensuite with dual sinks, a separate toilet, a fully tiled, walk-in shower with rain-style showerhead and an enormous mirror. All other bedrooms are serviced by a main bathroom which gives off a modern 'spa' vibe, with a lovely above-ground bathtub.

Don't forget the additional living space upstairs, complete with a kitchenette area, ideal for preparing your morning coffee, plus the laundry chute is a massive bonus. And if storage space is your thing - have no fear, this home has plenty of it! With a double garage and plenty of cupboards throughout, including underneath the stairs. There is also a separate laundry with external access, sink, room for a washing machine and additional toilet.

The rear courtyard would make an ideal spot for an afternoon BBQ with friends or even add in a spa pool - the options are endless. A solid colour bond fence provides security and privacy while enjoying the outdoors. Within a 15-minute walk from various quaint cafes, such as Common Bakery, Cakespresso and Chez Peierre, you will be spoilt for choice getting your Saturday morning fix.

Ideal for working professionals, downsizers or even a multi-generational family - contact us today, before it's sold!

Why we love this property:

- High ceilings
- Lovely natural light
- Low maintenance, reticulated gardens
- Neutral tone throughout
- Open Plan, luxurious modern kitchen and additional kitchenette for convenience
- Plenty of storage space and car parking
- Quality furnishings and appliances
- Ducted reverse cycle air-conditioning throughout
- Inbuilt "Beefeater" BBQ for ultimate entertaining
- Security Alarm

Why we love this location:

- 390m (approx.) to The City of Nedlands Library
- 500m (approx.) to Dalkeith Early Learning Centre
- 910m (approx.) to Trinity Residential College
- 970m (approx.) to Hollywood Medical Centre
- 1.1km (approx.) to the IGA
- 1.3km (approx.) to Broadway Shopping Centre
- 1.3km (approx.) to The University of Western Australia
- 1.7km (approx.) to the Swan River

For more information Trent Vivian 0432 392 387 or Gill Vivian 0415 853 926.

We are your Western Suburb Specialists!

Please note that while every best effort is made to ensure rates are correct at the time of listing, they are provided for reference only and may be subject to change.

Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance.