

7 Biarritz Pass, Port Kennedy, WA, 6172

JW

House For Sale

Wednesday, 20 November 2024

7 Biarritz Pass, Port Kennedy, WA, 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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0895680876

Why: Because this enviable beachside retreat offers location, layout and an endless range of living options

What: A 4 bedroom, 2 bathroom home, with added study, choice of living areas and easy to maintain gardens, with a sparkling below ground pool and double remote garage

Who: Families in search of coastal excellence

Where: Moments from the ocean and close to all the essentials of schooling, shopping and transport connections

Positioned only a short stroll from the white sandy beaches and surrounded by quality homes, this simply wonderful 4 bedroom, 2 bathroom property offers a huge 256sqm of internal living space, with a formal lounge and dining to the front and a wealth of living options throughout, incorporating a study or 5th bedroom, activity space, an open plan family hub, and a separate games room. The gardens are just as impressive, with 700sqm overall that include a choice of patio that surrounds the below ground pool, and a separate summer house with a bar for entertaining and plenty of room to relax whilst sheltered from the elements. Positioned to enjoy relaxed coastal living, this picturesque setting offers pristine ocean swims and daily beach walks just moments from home, with a wealth of added benefits including a choice of schooling, easy access to a variety of retail and dining options and plentiful parkland with play equipment and tranquil lakes to meander, whilst excellent road and transport links ensure any commute is a straightforward one.

The front of the home is a welcoming sight, with a widened driveway that stretches to the front of the property and across to side gates for access, with plenty of parking opportunity alongside the double remote garage, whilst well-maintained gardens greet your arrival. A sheltered portico sits to the entry, with dual door access to a tiled foyer, with your formal lounge and dining positioned to the right. Carpeted to the floor with plantation shutters to the windows, the extra height ceiling adds to the light and bright feel of the room, with a cooling ceiling fan and both ducted air conditioning and gas heating aiding in your wellbeing, while tiling sits to the dining area with French doors separating the room from the open plan living and kitchen beyond.

A meals area is placed adjacent to the kitchen, again tiled with sliding door access to the exterior, and the kitchen is oversized with an extensive choice of cabinetry, with an in-built wall oven and gas cooktop, and both a central freestanding island and a sweeping stone benchtop to offer an additional space to sit, with a dual drawer dishwasher, fridge recess and shoppers' entry for added benefit. The family living area extends onward, with the same tiled flooring and a viewing window to the games room that sits beyond another set of French doors, with soft carpet underfoot and direct garden access.

A dedicated study or home office sits to the front of the residence with more plantation shutters to the windows and a choice to utilise as a 5th bedroom or nursery, with the master suite just beyond, oversized by design, with carpet to the floor, a cooling ceiling fan and a walk-in robe tucked behind sliding doors. The ensuite has been completely renovated, with floor to ceiling tiling, a corner spa bath and glass shower enclosure, with a stone topped vanity and additional mirrored cabinetry.

The rear of the home is occupied by the three minor bedrooms, with an activity space placed between and open to a multitude of uses, with tiled flooring and natural lighting throughout, while the bedrooms are all substantially sized with built-in robes and ceiling fans for added comfort. The family bathroom has also been updated with feature tiling that runs the full height, with a freestanding bath, glass framed shower and stone topped vanity, with the laundry positioned next door and equipped with plentiful storage and direct access to the sheltered side of the home.

The gardens are paved throughout with a feature of lawn, and a choice of patio areas that wraparound the home offering ample room to entertain a crowd, whilst overlooking the glistening below ground pool, with both areas sheltered from the weather for extended use. Glass fencing separates the pool from the alfresco living for added peace of mind, with the inviting pool surrounded with paving for yet more space to relax. A separate summer house sits to the side, with a gabled roof and a mix of paving and decking, plus café blinds, another effective ceiling fan and a built-in bar that's ideal for hosting friends and family all year round. And to finalise the long list of added extras this home offers, you also have a solar panel system already in place to offer energy efficiency, two powered sheds and a bore for reticulation.

And the reason why this property is your perfect fit? Because this outstanding coastal setting ensures an elevated standard of family living, with a wealth of added extras throughout.

Disclaimer:

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