

84 Montoro Dr, Port Kennedy, WA, 6172

House For Sale

Sunday, 3 November 2024



84 Montoro Dr, Port Kennedy, WA, 6172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Nest or Invest - This is the BEST!!

Do you want to make an offer? Follow the link to submit an offer -

<https://www.thebestrealty.com.au/offer-submission-form/>

Alternatively, SCAN the QR Code in one of the photos to also submit your offer!

VIDEO walk-through AVAILABLE via WhatsApp - TEXT - "84 MONTORO DR" to 0430883582 or at 0424191500.

Discover the perfect blend of coastal charm and modern comfort at 84 Montoro Drive, Port Kennedy. This beautiful 4-bedroom, 2-bathroom residence is freshly painted throughout, boasts new carpets and is situated on an expansive 550m² block, offering an unrivalled lifestyle in one of Port Kennedy's most desirable pockets. From the moment you step inside, you'll be greeted by a sense of space, warmth, and functionality that makes this home ideal for growing families, retirees, or savvy investors.

Exceptional Interior Spaces: The master suite is a true sanctuary, featuring dual walk-in robes and a luxurious ensuite with a single vanity, perfect for unwinding in privacy. The additional three well-proportioned bedrooms, each with fabulous storage, offer comfort and style, with brand new soft carpeting and ample natural light creating serene retreats for family members.

Open-plan living, Dining and Games area - It creates a seamless flow throughout the heart of the home, providing a space for entertaining guests or enjoying relaxed family evenings. Large windows allow an abundance of light to flood the space, adding to the airy coastal feel.

The chef's kitchen is a culinary delight, boasting generous bench space and storage, and quality appliances including a 600mm electric oven and a gas cooktop. There's plenty of storage space, and the breakfast bar offers the perfect spot for casual dining or morning coffee.

Enjoy cosy evenings in the separate theatre room, which is ideal for movie nights, family gatherings, or simply curling up with a good book. The family bathroom is beautifully finished with quality fixtures, a bath for relaxing soaks, and a separate shower.

Outdoor Lifestyle Oasis:

The outdoor living space is just as impressive, with a spacious undercover alfresco area perfect for year-round entertaining. Whether it's summer barbecues with friends or quiet morning coffees, this area is designed to make the most of the region's stunning weather. Beyond the alfresco, the backyard is a blank canvas and provides a secure space for children and pets to play freely. There's even room to add a pool if desired.

Additional features:-

- Block size: 550sqm
- Freshly painted all round
- Brand New Carpet & Curtains
- Ducted Evaporative Aircon throughout
- Brand new Reverse Cycle Split Air conditioner in the Living area
- Gas bayonet to the Alfresco
- Double lock up garage with shoppers' entrance
- Solar panels
- Bore reticulated gardens
- Powered garden shed in the rear yard
- Massive Backyard to install a family sized Swimming Pool

****Rental Appraisal (current market) - \$680 - \$720 per week - makes it a perfect option for investment****

All offers are taken through EXPRESSION OF INTEREST form -

- All Offers are presented to the Seller as they are received through our Expression of Interest Form (non-binding offer form). The Seller will decide to sell if they receive an Offer with price and terms that meet their needs.

HOW TO OFFER :

- Offers are Non-binding until the Seller accepts your Offer and a Formal Contract of Sale is drawn up and accepted by you and the Seller. A draft contract of sale with Sellers disclosure statement and Certificate of Title is available upon request.

INCLUDE YOUR TERMS -

- Deposit payable - if Offer is accepted - normally \$10,000 to \$20,000 (no minimum)
- Subject to Finance (if applicable) - Please state the loan amount. e.g. 80% and include your Mortgage Broker's contact details, if you are happy for us to contact them
- Please include in notes if you have a Finance Pre-Approval available (upload a copy if available).
- Select if you would like Termite and/or Building inspections
- The Best Realty Group properties are sold subject to Electrical, Plumbing and Gas being in Fair/Good working order unless otherwise stated in the Sellers Disclosure Statement

PRIOR TO PRESENTING YOUR OFFER

- Our Sellers request that we (with your permission) contact your broker to qualify your finance position.
- Please note that we may Double-qualify finance conditions on our Offers to give the Sellers as much confidence in accepting your Offer as possible. If a Seller is confident your finance will be approved they are more likely to accept your offer.

DISCLAIMER:-

****Virtual staging has been in the photos. The images of the furniture at the property have been digitally altered or enhanced.****

****The property was Vacant at the time of the Photoshoot****

****This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their independent inquiries.**

****The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements.**

****Reference to a school does not guarantee the availability of that particular school.**

****ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.**

****ALL boundary lines and sizes on imagery are APPROX only.****