



**SOLD**

## NEW PRICE !!!! AMAZING HOME OPPOSITE PARKLAND

BEACHSIDE BEAUTY IN SOUGHT AFTER PRIVATE LOCATION.

Very well presented 3 x 2 home on 451 sqm block. This home offers expansive views to the parkland opposite and is ideal if you are after a low maintenance and secure home set in a whisper quiet beachside location surrounded by quality homes.

Some of the many features include:

- Quiet beachside location
- Master bedroom is king size and offers gorgeous park views, split system air- conditioning, ensuite bathroom and double wardrobe
- Front lounge room is carpeted and also features up and down lighting plus expansive park views, the perfect place to enjoy a cup of tea and a good book
- Low maintenance and hard wearing vinyl flooring throughout main living areas
- Neutral colour scheme throughout
- Alarm system
- Split system air-conditioning to kitchen / family rooms and master bedroom
- Security doors to all external doors
- The kitchen is very functional and is set in the heart of the home and offers all new appliances (less than 12 months old)
- Double car garaging with extra height ceiling and lock up storage room with power
- Entertainers patio to rear offers a great space to entertain
- Bed 2 with robe recess
- Bed 3 is is queen size with new blinds and includes freestanding robe
- Updated laundry offers stylish timber benchtops, upgraded tap ware, pull out clothes hamper, linen press and separate toilet
- Instantaneous gas hot water system
- Low maintenance gardens are reticulated
- If you are looking for a well- maintained home in a quiet location with a gorgeous park with children's playground & lake across the road then look no further
- Very close to all amenities including schools, parks, shops and beach with boat ramp access.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$308,000

**OPEN FOR INSPECTION:**  
N/A



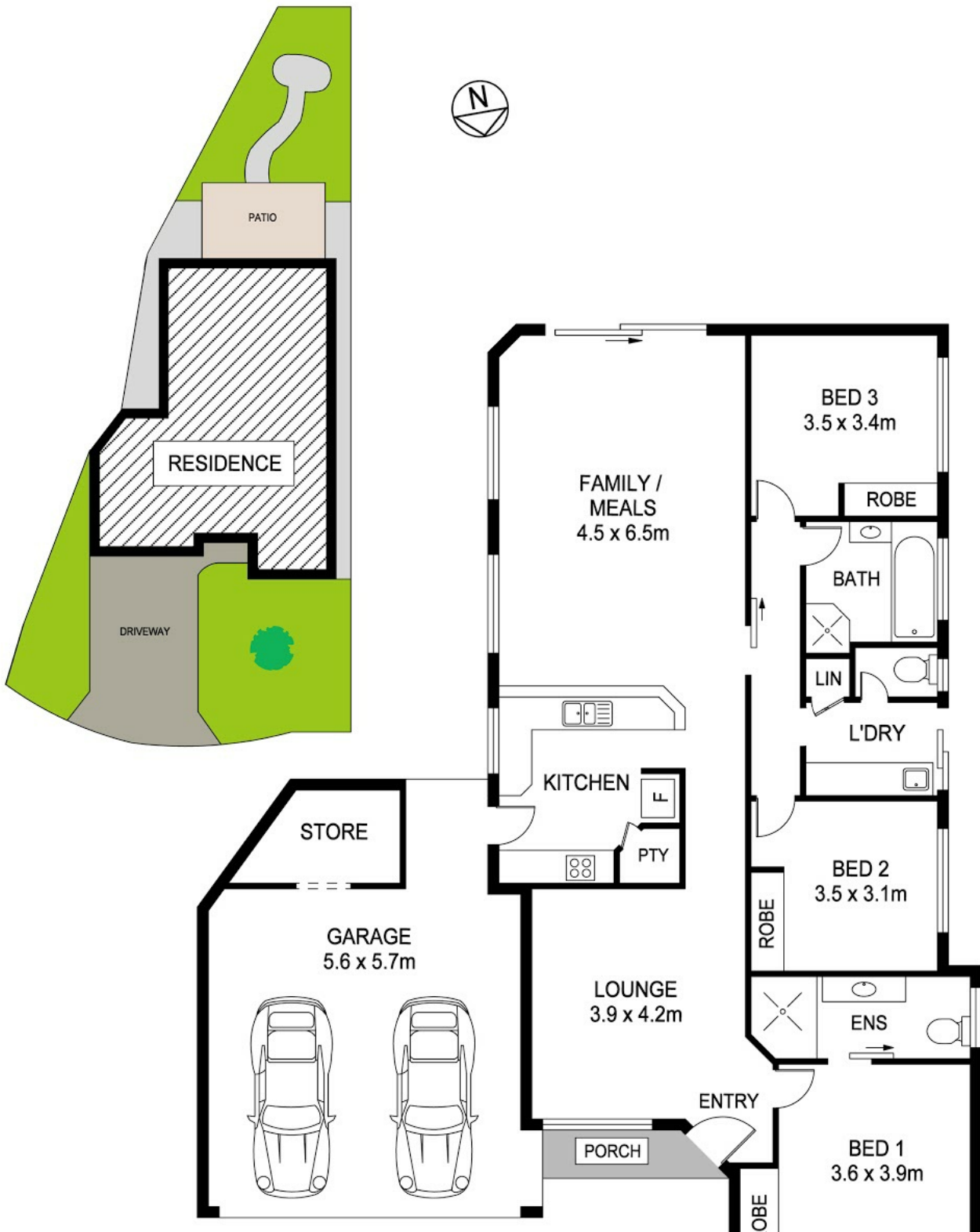
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# 17b St Raphael Crescent PORT KENNEDY



Block Size 451m<sup>2</sup> | 3 Bedrooms | 2 Bathrooms | 2 Car  
Internal 141.63m<sup>2</sup> | External 45.3m<sup>2</sup> | Total 186.93m<sup>2</sup>

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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