



**SOLD**

LJ Hooker



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## Carey Park, 13 Kinkella Drive

Modern Renovated Home in Convenient Location!



Step inside to discover a modern and inviting home featuring a beautifully renovated kitchen that seamlessly connects to the open-plan living area. Designed for both style and functionality, this space is perfect for everyday living and entertaining. The home also offers the convenience of side access, ideal for extra parking, a trailer, or a boat.

Ideally positioned near South West Health Campus, Edith Cowan University, South Regional TAFE, shops, sporting facilities, and quality schools, this home offers unbeatable convenience. Whether you're looking for your first home, a smart investment, or a low-maintenance lifestyle, this is an opportunity not to be missed!

### FEATURES INCLUDE:

- 3 Bedrooms & 1 Bathroom
- Renovated kitchen with open plan living
- Split system air conditioning



**For Sale**  
From \$579,000

**View**  
[ljhooker.com.au/179KHND](http://ljhooker.com.au/179KHND)

**Contact**  
**James O'Neill**  
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[james.oneill@ljhsouthwest.com.au](mailto:james.oneill@ljhsouthwest.com.au)

**Milan Kokir**  
0403 597 101  
[milan.kokir@ljhsouthwest.com.au](mailto:milan.kokir@ljhsouthwest.com.au)

**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Wood fire
- New flooring in bedrooms & hallway
- Solar panels
- Side access
- Established lawns & gardens
- Garden Shed
- Less than 900m to ECU and Tafe\*
- Less than 1km to Bunbury Hospital and South West Health Campus\*
- Approximately 1km to Parks Shopping Centre\*
- Approximately 2.5km to Adam Road Primary School & Newton Moore Senior High School\*

**Rates:**

Council Rates: Rates: \$2,330.15\*

Water Rates: \$1,281.53\*

Approximate only \*

Estimated rental value as at February 2025 - approximately \$580-\$600 per week\*

\*Information derived from comparable rentals both available and leased as well as in house rental data. This information is subject to change, and we recommend getting updated independent advice.

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

<b>Property ID</b>	179KHND
<b>Property Type</b>	House
<b>House Size</b>	114 m2
<b>Land Area</b>	692 m2

**James O'Neill 0451 309 029**

Sales Consultant | james.oneill@ljhsouthwest.com.au

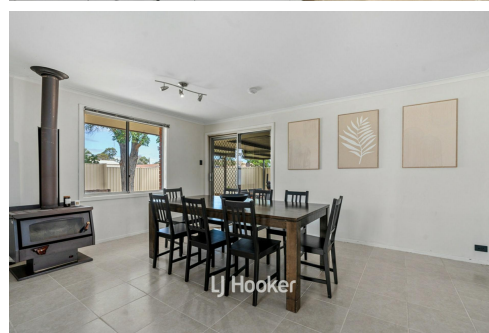
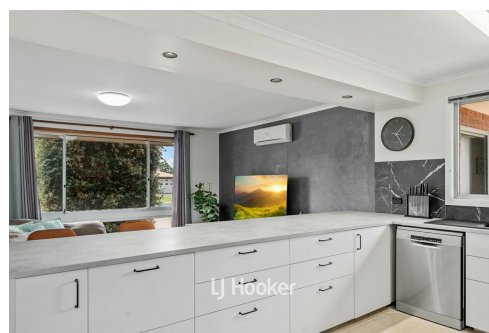
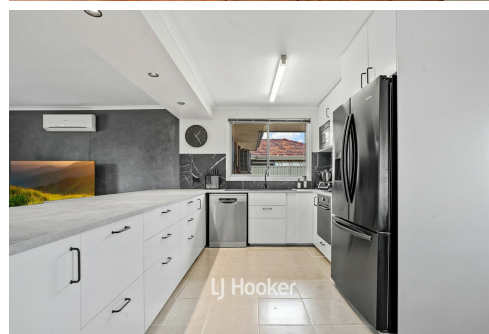
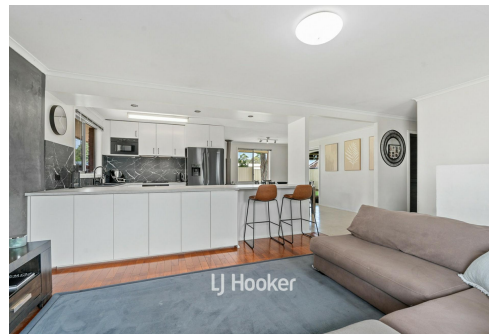
**Milan Kokir 0403 597 101**

Associate to James O'Neill | milan.kokir@ljhsouthwest.com.au

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