







17 Kidbroke Place, Kelmscott

Well Presented Large Family Home - Motivated Seller

A home of warmth, space and effortless liveability, this beautifully presented four bedroom, two bathroom residence rests on approximately 688sqm in a quiet cul de sac, offering the kind of privacy and calm families cherish. Recently painted throughout and finished with brand new carpets, it is a home you can step straight into and enjoy from day one, with multiple indoor and outdoor living zones designed to accommodate every stage of family life. Roller shutters to front windows and master bedroom. Solar panels, Evaporative ducted air conditioning, bore reticulation and security cameras add welcome peace of mind.

The front yard sits securely behind a fence and remote controlled gate, creating a safe haven for children and pets. Undercover parking for at least three vehicles sits behind a second gate, with additional open parking for up to six more an exceptional amount of space for cars, trailers, boats or weekend toys, and ample room for guests, This homes presentation is an absolute credit to the current owner of 30 years.

Inside, the home opens to a generous lounge room on the left with large split system air con and ceiling fan, a comfortable and inviting

4 2 4

FOR SALE
From $779,000 All Offers Presented

VIEW
Sat 7th Nov @ 1:20PM - 1:50PM

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space for everyday relaxation. Along the hallway, three well sized minor bedrooms offer room for large beds and furniture, 2 of the 3 minor bedrooms has a built in robe and ceiling fans, while two enjoy their own wall mounted air conditioners. They share convenient access to the main bathroom with spa bath with overhead shower, creating a practical and family friendly layout.

To the left of the bathroom, the home unfolds into an open plan dining area, overlooked by a well equipped kitchen with abundant cabinetry, both overhead and under bench. A freestanding Euromaid Stainless steel with gas cooktop and dishwasher make cooking and entertaining easy, with the layout encouraging connection and conversation.

The rear of the home reveals yet another living area, complete with ceiling fan and split system air conditioning, offering a second retreat for families who appreciate flexibility. The master suite is impressively scaled, featuring two floor to ceiling built in robes one with mirrored sliding doors and an adjoining dressing room or nursery that adds a thoughtful layer of versatility. A newly renovated ensuite enhances the sense of comfort, while the laundry has also been stylishly updated.

Outdoors, the home truly shines. A fully equipped stainless steel outdoor kitchen, complete with BBQ, sink and generous bench space, sits beneath a massive patio that invites year round entertaining. Whether hosting family celebrations or relaxed weekend gatherings, this space is designed to impress. An enclosed games room adds yet another dimension ideal as a teenager's retreat, pool room or hobby space. The rear yard includes two good sized garden sheds and a collection of fruit trees, all irrigated by the property's own bore.

Homes offering this level of space, versatility and lifestyle appeal are in high demand in today's market.

- * Please note the Aerial Photos to be used as a guide only with approximate boundaries and distances.

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MORE DETAILS

Property ID	A2RHA2
Property Type	House
Land Area	688 m2
Including	Ensuite
	Air Conditioning
	Evaporative Cooling
	Dishwasher
	Solar Panels

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