



Kenwick, 20 Bridal Crescent

Stylish & Spacious!

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Tucked away in a peaceful cul-de-sac setting, this terrific 5 bedroom 2 bathroom family home offers an ideal balance of comfort and convenience.

A securely-gated front yard is ideal for kids and pets, also revealing a delightful entry verandah that is covered and protected from the elements. Once inside, a formal lounge room welcomes you to the right, opposite what is essentially a formal dining room on the left - or a flexible study area, depending on what your personal needs may be.

The functional and light-filled open-plan living, meals and kitchen area doubles as the central family hub of the house. The large kitchen itself plays host to a storage pantry, extra cupboard space, tiled splashbacks, a range hood, a gas cooktop, an under-bench oven, a sleek white double-drawer dishwasher and a microwave nook.

All of the bedrooms are more than spacious in size, inclusive of a private rear master suite

For Sale
Please Call

View
ljhooker.com.au/3S0EFGJ

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LJ Hooker City Residential
(08) 9325 0700

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where a ceiling fan and built-in wardrobes neighbour an intimate ensuite bathroom - home to a shower, vanity and separate toilet.

A huge backyard (with the bonus of drive-through/side access) is headlined by a generous outdoor alfresco-entertaining deck with café blinds - splendidly overlooking more lawn and a large workshop shed in the corner. The latter being every "tradie's" dream, leaving ample room for all of your favourite tools and toys.

Embrace living very close to lush local parklands, bus stops, East Kenwick Primary School, the Rehoboth Christian College, Kenwick Public Library, the Kenwick Community Facility and Kenwick Village Shopping Centre. Other outstanding schools and shopping centres are also nearby, as are the Kenwick Wetlands, the Kenwick and Maddington Train Stations and major arterial roads - for seamless access to the airport and city.

With a welcoming atmosphere and a design that if focused on keeping your family happy, this fantastic residence provides a serene retreat in a desirable locale!

Features include:

- Entry verandah
- Low-maintenance timber-laminate flooring
- Formal front lounge room - with a ceiling fan
- Formal front dining room - or study area
- Open-plan living/meals/kitchen area - with split-system air-conditioning and a gas bayonet for heating
- Functional and generous kitchen - equipped with a gas stove, under-bench oven, a pantry and ample cupboard/storage space
- Large bedrooms - four of them boasting BIR's
- Private rear master suite - with its own ensuite bathroom
- Practical main family bathroom
- Separate laundry - with external access for drying
- Separate 2nd toilet
- Hallway linen storage
- Outdoor alfresco timber-deck entertaining
- Ducted-evaporative air-conditioning
- Bedroom ceiling fans
- Skirting boards
- Security doors, screens and roller shutters
- Huge backyard workshop/garden shed
- Heaps of room for a future swimming pool, in the rear yard
- Secure remote-controlled single lock-up carport —with drive-through/side access to the backyard for further parking
- Built in 1993 (approx.)

Points of Interest (all distance approximate):

- Minutes away from the nearest bus stop
- 1.1km to Kenwick Train Station
- 1.2km to Kenwick Village
- 1.4km to East Kenwick Primary School
- 2.1km to Kenwick Wetlands
- 14.9km to Perth Airport (T1)



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- 16.1km to Perth CBD

Rates & Dimensions:

- Council Rates - \$2,150.00 p.a.

- Water Rates - \$1,305.54 p.a.

- Total Area - 239sqm

- Land Size - 680sqm

More About this Property

Property ID	3S0EFGJ
Property Type	House
House Size	680 m ²

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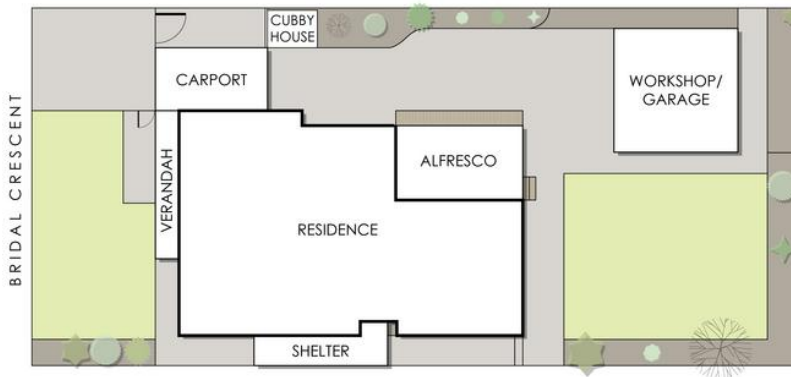
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20 Bridal Crescent, Kenwick

Residence 147m² | Workshop/Garage 35m² | Carport 16m² | Alfresco 24m² | Verandah 8m² | Shelter 9m²
Total Area 239m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. City Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. www.citycreative.com.au