



## Mindarie, 30A Kinsale Drive

### AWE-INSPIRING FAMILY HOME WITH UNINTERRUPTED OCEAN VIEWS

30A KINSALE DRIVE, MINDARIE

EXPRESSIONS OF INTEREST

What an incredible opportunity for one fortunate family! Sellers will consider all offers on this home by the 25th of April 2025 but, they do reserve the right to accept an offer before that date. If you want an exclusive look at this home, call today for a private viewing. No home opens you must register your interest.

Its common knowledge building is a long and sometimes bumpy exercise, so much uncertainty but there is no need to wait years to have your dream home built. Today you can purchase this stunning Hamptons-inspired home and relax and enjoy all it offers from day one.



**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.

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**For Sale**  
Expressions of Interest

**View**  
Sat 26th Apr @ 10:30AM - 11:00AM

**LJ Hooker City Residential**  
(08) 9325 0700

Imagine sitting on the balcony in a big cozy chair watching the boats coming and going thru the headland of the marina and of course just enjoying those amazing ocean views.

Only recently completed, built by Stannard Homes there are three bedrooms, two bathrooms, a huge open plan Living/Dining area, games & entertaining area downstairs and a huge Balcony extending the upstairs entertainment area. Total area of the home including the Balcony is 366.70m<sup>2</sup>.

Features of this beautiful home that you will be so impressed with:

#### Ground Level:

Entry to the home via a huge 51m<sup>2</sup> garage with loads of storage

Front door welcomes you into the home and is well-protected via the porch

Exposed aggregate Driveway adds a touch of luxury and finishes off the front profile of the home beautifully

Walk through the home and you will pass the cellar and the well-equipped laundry with a huge linen cupboard

Up a step and you are welcomed into the Sitting/Games room which is huge of course and leads to the Alfresco area through sliding doors

Bedroom 2 & Bedroom 3 are on ground level both with double robes and certain to impress with the size of the rooms

Generous Bathroom with double sink vanity and a huge shower recess

Powder room services downstairs

#### Level One:

Stairs take you up to the most amazing and impressive Living/Dining and Kitchen area

Open up the sliding doors and walk out to the very large Balcony and enjoy the sensational views

Living area has a comforting gas wall heater that you can snuggle up to in the winter time sipping red wine or hot chocolate

The kitchen is to die for with a massive scullery, huge walk in pantry, generous main kitchen area with a massive island bench, breakfast bar and quality appliances

Walk in Linen & Powder room with access from main entertaining and the ensuite

Ensuite is elegant and welcoming with a huge bath, double sinks to the vanity, huge shower recess

Walk in Robe doesn't disappoint with plenty of room for the best of the fashionistas out there

Master Bedroom is generous, full of light and just very inviting

Other luxuries:

Engineered Timber Flooring

Quality window treatments

Fully ducted air-conditioning

Extensive exposed aggregate surrounding the home

High ceilings in many of the rooms

Acrylic Rendered Finish

Home completed in 2005

Block size 506m<sup>2</sup>



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# More About this Property

Property ID	3SQSFGJ
Property Type	House
House Size	256 m²
Land Area	506 m²
Including	Toilets (2)

**LJ Hooker City Residential (08) 9325 0700**  
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