



35 Kilpa Road, Wyongah

Spacious Three-Bedroom Home with Sunroom, Great Yard & Granny Flat Potential

Positioned in a convenient location, this well-presented three-bedroom home offers a practical layout, generous outdoor space and plenty of potential for the future.

At the heart of the home is the spacious living and dining area, which flows through to an extended, light-filled sunroom overlooking the backyard. This versatile space provides an excellent additional living or entertaining area, home office, kids' retreat or simply a relaxing spot to enjoy the garden.

The sunroom also incorporates the internal laundry, cleverly positioned behind doors so it can be neatly concealed when not in use, maintaining the clean and open feel of the additional living space.

The home features three bedrooms, with ceiling fans in the two front bedrooms and a split-system air conditioner in the master bedroom for year-round comfort. The functional kitchen offers good storage and connects easily with the main living areas.

3 1 1

FOR SALE
Contact Agent

VIEW
Sat 3rd Oct @ 11:00AM - 11:30AM

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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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Outside, the property provides a good-sized, usable backyard, offering plenty of room for children, pets, entertaining or future landscaping. A major bonus is the separate side access, providing exciting potential for a granny flat or additional accommodation (STCA).

Main Property Features

- Master bedroom with split-system air conditioning
- Ceiling fans to two front bedrooms
- Spacious living and dining area
- Extended sunroom/additional living space
- Internal laundry concealed behind doors within the sunroom
- Functional kitchen with good storage
- Single lock-up garage
- Good-sized backyard
- Separate side access
- Potential for granny flat/additional accommodation (STCA)
- Conveniently located close to local shops, schools, transport and other amenities

Offering a combination of space, versatility, outdoor living and future potential, 35 Kilpa Road is a property that will appeal to families, investors and buyers looking to add value over time. A home with plenty of options today and even more potential for tomorrow.

MORE DETAILS

Property ID	15V6FNA
Property Type	House
Land Area	553 m2

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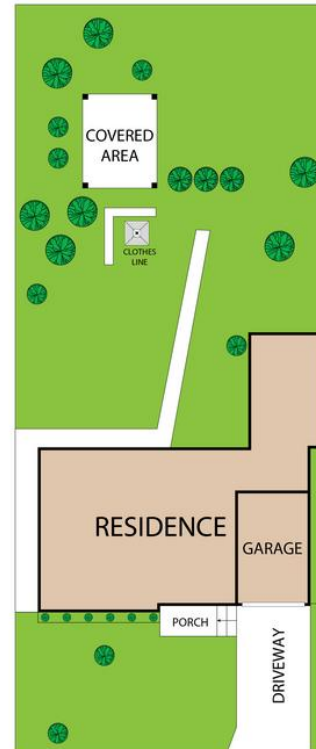
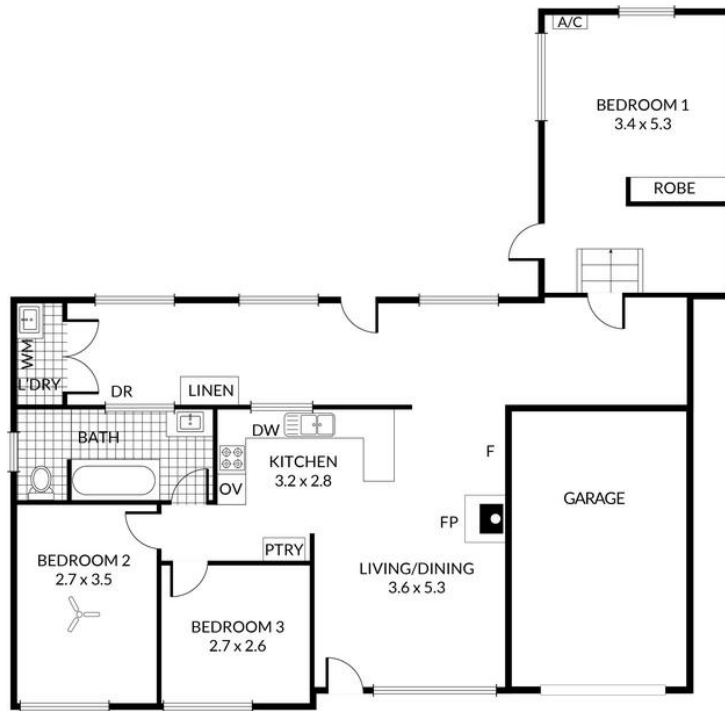
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Internal 84m²

35 Kilpa Rd, **Wyongah**

3 x  1 x  1 x 



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.