







HOME OPEN CANCELLED

Thank you to all the people that came and showed interest in this home, the seller received multiple offers, and the home is now under offer.

Avante' Real Estate is very proud to present to the market "92 Kilkenny Circle, Waterford"

Be impressed by this expansive and super spacious elegant home.

Design and space for the whole family with high ceilings throughout and so many desirable features.

To appreciate all the features you will need to call Mary on 0404 483 333 to arrange a private viewing.

From the moment you step inside you will fall in love with the beautiful Parquetry flooring, with 4 Bedrooms, 3 Bathrooms, Study, Formal lounge, Formal dining, Living area, Meals area, Chef's kitchen with dishwasher and lots of cupboard and bench space, pantry, and still so much more to see. The living area flows out to the large undercover patio area with built in kitchen and B B Q area, reticulated gardens, and peaceful gazebo area.

Features of the property but not limited to;

△ 4 △ 3 △ 2 □ 784 m2

Price SOLD

Property Type Residential

Property ID 264 Land Area 784 m2

Agent Details

Mary Piraino - 0404 483 333

Office Details

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4 Bedrooms - Large main bedroom with walk in robe, private ensuite, and separate toilet

2 other secondary bedrooms with built in robes

4th bedroom with its own en-suite and robe

Formal lounge area

Formal dining area

Separate study

Roller shutters to bedroom windows

Ducted reverse cycle air conditioning throughout

Home camera & video security system

Loft area in garage with pull down ladder, great for extra storage

Double lock up garage

Sola panels

All windows and doors have crim-safe security screens

The Outdoors:

Built in kitchen and B B Q area

Reticulated gardens

Huuuuuge peaked patio perfect for entertaining

20 Solar panels great for reducing electricity bills

Details You Want To Know:

Council Rates: \$2,473.00 (approx. pa)

Water Rates: \$1,500.00 (approx. pa)

Land Area: 784sqm (approx.)

Year built: 1988

These are but a few of the features this large grand Elegant family home has to offer, a must see to be impressed.

This area is part of a growing community with its superb location close to Waterford shops, cafes and restaurants, whilst the Victoria Park café strip is also nearby. Hospitals and the beautiful Swan River are also within easy distance.

With the new Manning off ramp, you have easy access to Kwinana Freeway really quickly and efficiently.

Photos of roses when in bloom, absolutely beautiful.

Local Schools:

Aquinas College, St Pius Primary School, Manning Primary, Como Secondary, and Como High

To arrange an inspection please contact Mary on 0404 483 333 or email mary@avantere.com.au

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