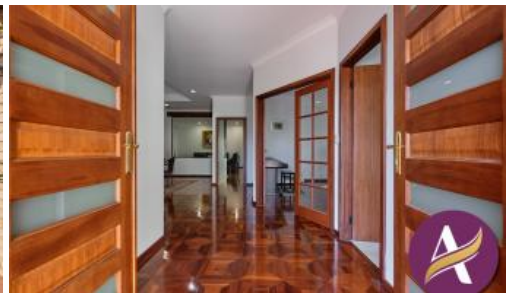


Sold



92 Kilkenny Cir, Waterford



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

Avante' Real Estate
08 9414 6818



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

Solar 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

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own inquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.