

Sold



18 Limoges Elb, Port Kennedy



Modern-Secure-Location

This fantastic 4 bedroom home or 3 with a study and 2 bathrooms is packed with features that no builder is going to include for a price we are selling at today. Situated on the Oceanside of Warnbro sound in a Private Estate and close to all amenities. The property is situated on a 504m2 block and was built in 1995.

The endless features include:

- Roller shutters to main living, master and 4th bedroom
- Foxtel points to both living areas & NBN connected
- Spare flooring (new) in box to remain at settlement for purchases
- Bore retic
- Gas heating to second living space
- Split system air con to formal lounge
- 2 patios - large main patio + smaller patio adjacent lawns
- Ceiling fans to master, lounge, living and games room
- Gas cooking
- Gas HWS
- Good sized yard
- BIR to bedrooms 3 & 4
- WIR to master
- Open plan living
- Storage shed to front of property
- Large shed to rear of home
- Cul de sac location

4 2 2 504 m2

Price	SOLD for \$295,000
Property Type	Residential
Property ID	38
Land Area	504 m2

Agent Details

Kevin Brincat - 0401 052 947

Office Details

Kevin Brincat Real Estate
0401 052 947



Low maintenance gardens
Security screens to windows
Blinds installed throughout in 2018
Wall mounted brackets for TVs in all bedrooms
Kitchen tap has a split filter for ready to go filtered water
Lock and leave property would suit families, FHB, investors or FIFO workers
Renovated kitchen, laundry and ensuite
Minor kids bedrooms and lounge room have USB powerpoints for functional charging stations
Tuya Smart Security Camera with flood lights fully functional app with alarm, recording, sound & notification
Access to rear patio through double carport
Dishwasher

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