

Under Contract



15 Robertson Court, Kingsley



## ENTERTAINER'S HAVEN AND SPACIOUS FAMILY HOME

A magnificent opportunity for families, first-home buyers or downsizers, this welcoming three-bedroom, two-bathroom home promises a comfortable and convenient lifestyle right in the heart of leafy-green Kingsley. A functional layout throughout with a sensational, generous-sized outdoor living area, plus proximity to quality schools, local shopping villages, Kingsway City, parks and public transport, this is a residence that appeals on a number of levels.

Set back from the road, the home enjoys a safe, secure and quiet position with a shaded patio area at the front, ideal for a small table and chairs and a few plants for a splash of greenery. Step inside and you'll be greeted with generous-sized spaces and plenty of light, affording a lovely, open-air ambience.

The heart of the home is the spacious living room overlooking the gardens outside, a relaxing central hub for all the family to come together and enjoy, with the sliding doors opening to the exterior, effortlessly connecting indoor and outdoor spaces. The kitchen features everything you need with views to the greenery of the courtyard while the formal dining area and its bay windows enable comfortable family mealtimes or a stylish room to entertain your guests.

You'll love the main bedroom, an opulent space with a beautiful aspect overlooking tropical ferns, an ensuite, walk-in and built-in robes, split system air conditioning and stylish drapes for added comfort. Two other bedrooms

3 2 2 430 m<sup>2</sup>

<b>Price</b>	Under Offer
<b>Property Type</b>	Residential
<b>Property ID</b>	30156
<b>Land Area</b>	430 m <sup>2</sup>
<b>Floor Area</b>	132 m <sup>2</sup>

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



are accommodated with another bathroom and a well-appointed separate laundry with exterior access is just down the hall.

It's the alfresco area of this inviting home however, that delivers the wow factor. If you like your entertaining, sumptuous, outdoor spaces with room to unwind and relax, then you have found your dream home. This is a huge 61sqm area, flanked by lush greenery all enclosed by a pitched roof, extending your outdoor dining/BBQ dining beyond summer days. With ample room for outdoor furniture and table and chairs, not only do you have a decadent exterior to indulge and entertain in, but enough room to keep kids and pets more than happy, with plenty of lush lawn also.

The perfect home for families, downsizers or investors, don't miss this opportunity to make this magnificent home yours. For expressions of interest, please contact Joannathan Durrant at [Jonathan.d@xceedre.com.au](mailto:Jonathan.d@xceedre.com.au) or 0438 909 480.

Features include:

Foyer at front entrance  
Three comfortable bedrooms  
Generous-sized main features ensuite, walk in robes, split system air conditioning  
Second bedroom with built in robes  
Third bedroom features split-system air conditioning  
Another separate bathroom, with bath  
Spacious living area with sliding doors opening to exterior  
Light and bright dining room with separate area for study nook  
Well-appointed kitchen overlooking back garden – ample cupboards, pantry, double sink, rangehood  
Separate laundry with overhead cupboards, access to exterior  
Huge, paved outdoor/alfresco area featuring pitched roof flanked by greenery  
Lush lawn in home exterior with garden shed  
Shaded, front patio area near entrance  
Ducted air conditioning & split system air-conditioning in main and second bedrooms  
Safe and secure, featuring security screens  
Home is a functional layout  
Easy lock and leave home  
Two car garage with extra parking out front  
Colourbond fencing and side gate

Locations (approx. distances)

Shepherds Bush Reserve 1.2km  
Montessori School 1.4km  
Goollelal Primary School 1.5km  
Galaxy Drive-In Theatre 2.1km  
Dalmain Primary School 2.7km  
Kingsley Village Shopping Centre. 2.4km  
Greenwood Train Station 3km  
Kingsway City Shopping Centre 3.6km  
Lake Goollelal 2.5km

St Stephens School -Duncraig 5.3km

*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.*