

Under Contract



30 Northwood Way, Kallaroo



## Spacious Family Living with Granny Flat Flexibility

Positioned on a prime corner block within Kallaroo's sought-after R20–R40 zoning, this expansive double-storey home delivers the ultimate in space, flexibility, and lifestyle. Perfect for large or multi-generational families, it also presents exciting future potential.

Jonathan Durrant proudly presents 30 Northwood Way, Kallaroo a home that immediately impresses with its classic street presence, framed by lush, manicured lawns.

Privately positioned near the entry, the fully self-contained granny flat offers outstanding versatility. Complete with its own lounge with bay windows, kitchenette, bedroom with built-in robe, and bathroom, plus private external access, it's ideal for extended family, guests, or an additional income stream.

The main residence is designed for effortless living, centred around a spacious open-plan layout. The modern kitchen features sleek stone benchtops, breakfast bar, quality appliances, and ample storage, all overlooking the main living and dining area.

Upstairs adds another dimension with a second living or games area, study nook, and a balcony that captures the coastal breeze.

Outdoors, entertaining is a standout. A pitched patio with ceiling fans overlooks the sparkling, saltwater self chlorinated pool, surrounded by easy

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<b>Price</b>	From High \$1M's
<b>Property Type</b>	Residential
<b>Property ID</b>	32951
<b>Land Area</b>	749 m <sup>2</sup>
<b>Floor Area</b>	290 m <sup>2</sup>

### Agent Details

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care, bore-reticulated gardens. A built in outdoor kitchen with mains gas BBQ completes the setting perfect for year round entertaining.

Accommodation is generous, with a well appointed master suite featuring large walk in robes and an ensuite with double vanities. The additional bedrooms are well sized with built-in robes and ceiling fans, serviced by a family bathroom. A separate powder room and a total of four toilets enhance everyday convenience.

Additional highlights include a secure triple garage with powered and plumbed workshop, gated side access for a trailer or small boat, and a 6.5kW solar system for energy efficiency.

All just moments from shopping, quality schools, parklands, and the coastline—this is a home that delivers on lifestyle, location, and long-term potential.

#### PROPERTY FEATURES:

- Self-contained granny flat with private access
  - Open-plan living and dining
  - Modern kitchen with stone benchtops & breakfast bar
  - Upstairs living/games area with study nook
  - Balcony capturing coastal breezes
  - Master with twin walk-in robes & ensuite
  - Built-in robes & ceiling fans to minor bedrooms
  - Family bathroom + separate powder room (4 toilets total)
  - Walk-in linen cupboard
  - Ducted evaporative air conditioning
- Pitched patio with outdoor kitchen & mains gas BBQ
  - Saltwater, self-chlorinated pool
- Bore reticulation & easy-care gardens
- Triple garage with powered & plumbed workshop
  - Gated side access for trailer/small boat
  - 6.5kW solar system

*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.*