

Sold



41 Kinglassie Cir, Kinross

XCEED X

## Space and Style for the Growing Family

Quality finishes and various living spaces in a family-friendly coastal community ensure this contemporary property ticks a lot of boxes for second home buyers or upsizers.

With four bedrooms, two bathrooms, a front office that acts as a 5th bedroom, a second study, theatre room, high-end timber flooring and two separate outdoor seating areas - there's a lot to offer the growing family.

Enter via an immaculate stone and native garden facade set high on the block, with a smart timber walkway leading to a double front door. The wide and bright hallway leads to a formal living room or theatre room with an adjoining bar, ideal for entertaining or movie nights.

Down the hall is the main bedroom, a generous space with lovely solid jarrah floorboards, ceiling fan, built-in robes, and a large ensuite with a frameless shower and WC. Bedrooms two and three are doubles with mirrored built-in robes and ceiling fans, while bedroom four also features built-ins and a ceiling fan. There's a shower and bath in the second family-sized bathroom and large laundry with ample shelf and bench space and direct side access.

The main living room is a great size for kids and parents alike to get together, watch TV or simply enjoy the sunny outlook through the sliding glass door to the rear alfresco. The kitchen at the heart of the home enjoys contemporary appliances, microwave recess, double fridge space and a double pantry. Adjacent is the dining area, again with an outlook outside to the alfresco.

No matter what the weather, this home will be a popular place for BBQs, with a huge covered alfresco, stylish timber deck and retractable sun and fly

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27992

### Agent Details

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screens. There's enough room for an 8-seater dining table, an outdoor lounge for six and an adjoining raised deck currently housing a spa bath.

Behind is a private pocket of artificial lawn fronting a raised limestone garden bed. To the front of the home, relax in a cosy seating area to one side or a raised deck to the other, perfect for sunset drinks. Elsewhere, there's an outdoor storage shed to the side, a double lock-up garage with a loft and intercom to the front entrance.

Kids will love the walk to nearby Kinross Primary, while Francis Jordan Catholic School, Lake Joondalup Baptist College, Currambine Primary and St. Andrews Catholic are all minutes away. Also nearby are Mindarie Senior College and Prendiville Catholic College. Commuters can enjoy a short drive to the Kinross shops, Currambine Train Station and the stunning northern beaches.

If you're seeking a quality build, separate living spaces for the entire family and a low-maintenance lifestyle, this home is a must-see.

Contact Peter Panagiotidis on 0438 761 014 to secure this opportunity now.

#### Features:

Four bedrooms

Two bathrooms (one ensuite)

Front Office (Acts as 5th Bedroom)

Study

Theatre Room

Double lock-up garage

Huge covered alfresco and rear deck

Two separate front sitting areas

Ceiling fans in bedrooms

Solid jarrah floorboards in main bedroom

Tasmanian Oak and bamboo flooring elsewhere

Limestone and timber exterior features

Loft above garage

Minutes to top schools, shops and Burns Beach

Minutes to Freeway access and Currambine Train Station

#### Location (approx. distances):

- Stonehaven Park 750m
- Kinross Central Shopping Centre 750m
- Kinross Primary School 1.4km
- Mitchell Freeway 1.5km

- Francis Jordan Catholic School 1.9km
- Currambine Primary 2.1km
- Lake Joondalup Baptist Primary and Secondary 3.3km
- Burns Beach Foreshore (beach and park) 3.3km
- Lakeside Joondalup Shopping Centre 4.4km
- Perth CBD 31.8km

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