



45 Warringah Close, Kallaroo



## Exquisite 4 x 2 Coastal Family Home in Kallaroo - Your Dream Rental Opportunity Awaits!

PROUDLY PRESENTED BY DEON @ XCEED REAL ESTATE - YOUR LOCAL INVESTOR SPECIALIST

Step into a life of elegance and comfort in the highly sought-after coastal enclave of Kallaroo. This stunning 4-bedroom, 2-bathroom residence harmoniously combines space, light, and timeless design, offering family living at its finest. Conveniently located just minutes from beautiful beaches and vibrant community amenities, this home is a perfect retreat for modern family living.

### PROPERTY FEATURES:

- **Elegant Design:** Revel in a superb, free-flowing floor plan featuring high ceilings, sophisticated arch-windows, and the inviting warmth of WA Blackbutt timber throughout the home.
- **Zoned Climate-Controlled Comfort:** Enjoy year-round climate comfort with ducted reverse cycle air conditioning that ensures a pleasant environment in every season.
- **Chef's Kitchen:** Prepare culinary masterpieces in the beautifully-appointed kitchen, boasting expansive prep surfaces, dishwasher, gas cook top and an island bench complete with a wine rack.

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**Price** \$1250.00 per week

**Property Type** Rental

**Property ID** 30624

### Agent Details

Deon Nickell-Davies - 08 9207 2088

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- **Spacious Bedrooms:** Retreat to generously sized bedrooms, including a master suite that offers a private sanctuary with a walk-in wardrobe and a spacious ensuite bathroom
- **Comfortable Minor Bedrooms:** All minor bedrooms are double-sized, two of which feature built-in robes for convenient storage.
- **Resort-Inspired Pool & Outdoor Oasis:** Entertain guests in your low-maintenance outdoor area, featuring a pergola and a HUGE fenced below-ground swimming pool, complemented by stylish decking.
- **Multiple Living Zones:** Experience flexibility with a formal lounge and dining room, an open-plan family and meals area, and a large sunken games room that seamlessly connects to outdoor entertaining spaces.
- **Versatile Activity Room:** Ideal for a home office, playroom, or additional bedroom, this room offers generous space and separate external access for added privacy.
- **Secure Double Garage:** Convenient remote-controlled double garage with side access, ensuring ease of entry and security.
- **Additional Features:** Benefit from the added peace of mind provided by a security-alarm system.
- **Pets Considered Pending Application**
- **Monthly Pool Service included in weekly rent**

#### LOCATION FEATURES:

- **Coastal Lifestyle:** Embrace an active coastal lifestyle with nearby Kallaroo & Mullaloo Beach, where pristine white sands await swimming, sunbathing, and water sports. Enjoy facilities such as barbecue areas, picnic spots, and playgrounds, making it perfect for family outings.
- **Community Convenience:** Discover your new favourite cafes along the Mullaloo beachfront, and explore surrounding parklands that offer ideal spaces for outdoor activities and leisure.
- **Family-Friendly Environment:** Nestled in a quiet cul-de-sac, this home is perfect for children to play safely, learn new skills, and enjoy outdoor fun.
- **Proximity to Amenities:** Just 2.5km from Westfield Whitford City Shopping Centre, and close to St Mark's Anglican Community School (2.9km), with easy access to Whitfords Station (8.1km) for public transport.
- **Parks and Recreation:** Enjoy the abundance of parks and green spaces in the area, including Tom Simpson Park and Whitfords Nodes Park, both beloved for picnics, exercise, and leisure activities.
- **Shopping and Dining:** Whitford City Shopping Centre, one of the largest in the vicinity, offers a diverse selection of shops, supermarkets, cafes, and restaurants. Smaller local shops in Kallaroo provide everyday conveniences, making shopping hassle-free.
- **Education:** Kallaroo is well-serviced by reputable primary and secondary schools, making it an ideal choice for families. Nearby options include Springfield Primary School, Mullaloo Beach Primary School, and St Mark's Anglican Community School.
- **Transport:** Kallaroo is well-connected by an extensive public transport system, with bus routes linking to major train stations and easy access to the Mitchell Freeway for driving.

## Surrounding Areas:

- **Joondalup:** A regional hub located just a few kilometres to the north, offering an abundance of shopping, dining, and entertainment options.
- **Hillary's:** To the south, Hillary's Boat Harbour invites you to explore its vibrant marina atmosphere filled with restaurants, shops, and marine activities.
- **Ocean Reef:** Directly north, Ocean Reef features a marina along with additional beachside amenities for your enjoyment.

Don't miss the opportunity to live in this exquisite coastal family home in Kallaroo.

HOW TO BOOK AN INSPECTION FOR THIS PROPERTY: If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. 2apply applications will be accepted once the property has been viewed. Home open dates and times are subject to change so it is essential you register so that we can keep you informed. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled. Life is better with Xceed!

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