



### 1 Mitford Grove, PORT KENNEDY FOR SALE



#### Smart start or savvy investor!

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Recently renovated and situated on the beach side of Warnbro Sound Avenue. This family home, built in 1990 is set on 777 sqm and has full unrestricted side access to one side which leads to a huge open area. Here you will find plenty of room for your boat, caravan, or trailer; the list is endless. To the other side of the property you will find a large approximately 9m x 5.5m powered shed and a smaller tool shed. All this and still room for a pool.

Beautifully renovated to create comfort and style, this 4 x 2 family home needs little more to do but to move in, relax and enjoy, all the hard work has been done. The kitchen is updated, freshly painted in a neutral palate, skirting boards fitted to the main area, new ceiling fans, new feature lighting and LED's complete with a modern style vinyl flooring gives the home a new and contemporary look.

Outdoor living will become an integral part of your lifestyle under the huge gabled alfresco. Fitted with a gas bayonet for the BBQ and copious amounts of space. This is the perfect place to host the most memorable celebrations.

Other features you are sure to love:

- Formal lounge
- Large kitchen 900mm stainless-steel oven, four burner gas cooktop, ample storage space plus extended kitchen bench with seating space for two
- Open plan living and dining with direct access to the alfresco
- Gas bayonets in the formal lounge and main living
- Two reverse cycle split system air-conditioning units. One to the master bed, the other in the main living
- Wooden venetian style blinds to windows
- Gas storage hot water system
- Roller shutters to all bedrooms and lounge area
- Safety screens to windows and sliding doors
- Security alarm
- Large grassed areas reticulated from bore



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- Single garage with automatic roller door
- Large powered shed with double roller door
- Smaller tool shed
- NBN to the property

Disclaimer: This description has been prepared for advertising and marketing purposes and believed to be reliable and accurate, however buyers must make their own independent enquiries about the information included in this advertisement. Lewis Holloway Property provides this information without any express or implied warranty as to its accuracy or currency.

**Features**

- 2 Toilets
- 1 Living Area
- 2 Open Spaces For Vehicles
- Air Conditioning

**Land size**

777.00 Sqm



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