

1/31 Almondbury Road, Ardross, WA 6153



House For Sale

Monday, 8 January 2024

1/31 Almondbury Road, Ardross, WA 6153

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Rio Varen
0411682888



Lisa Loke

OFFERS BY 18TH FEB 4PM

*All Offers by Sunday, 18th February 2024 at 4.00pm (The Seller reserves the right to sell prior). This impeccable three-level, three-bedroom, two-bathroom home spans over 180sqm and stands as a testament to modern elegance within a boutique complex. Its prime location near Westfield Booragoon shopping centre, Wireless Hill Park, and Applecross Senior High School ensures convenience at your doorstep, offering an effortless lifestyle. Entering the ground level, you are greeted by an expansive open-plan space boasting high ceilings for the family, dining, and living areas. The kitchen, a pinnacle of sophistication, features stone benchtops, sleek white cabinetry, ample storage, a breakfast bar, double sinks, and top-notch Bosch appliances including an Induction-cooktop, dishwasher, and oven. A guest powder room adds to the convenience on this level. Upstairs, the sleeping quarters offer bedrooms with built-in wardrobes and fully-tiled bathrooms featuring stunning showers, double vanities, and bidet-toilets. The lower ground level accommodates a double garage and laundry facility. Noteworthy features include plantation shutters adorning the windows throughout and reverse-cycle ducted air-conditioning. This unbeatable location places Applecross Senior High School, bus stops, and the vibrant Westfield Booragoon shopping precinct within easy walking distance. With its undeniable class and ease of living, this immaculate home stands out as an exceptional choice. Strata levies: \$1,307 per quarter Water Rates: \$1,275.15 (2022/23) City of Melville Rates: \$2,003.66 (2023/24) Primary School Catchment: Ardross Primary School Secondary School Catchments: Applecross Senior High School **DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.