

# 1 Ridgehaven Court, Moresby, WA 6530



## House For Sale

Thursday, 25 April 2024

1 Ridgehaven Court, Moresby, WA 6530

Bedrooms: 5

Bathrooms: 3

Area: 1 m2

Type: House



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## OFFERS FROM \$1,595,000

Welcome to your dream oasis nestled in the heart of luxury living! Step into this magnificent property and prepare to be captivated by its opulent features and unparalleled comfort. Boasting panoramic sea and city views reflecting a perfect blend of modernity and character. Spacious and light-filled interiors seamlessly connecting with outdoor amenities including a pool, alfresco, tennis court, indoor spa/gym room and much more. Highlights include a self-contained granny flat, a sizable shed with ample storage, air conditioning throughout, and multiple garaging options. The property's extensive renovations were completed in 2018, and it sits on 4.05 acres of land. With a price guide of 'offers from \$1,595,000', this property offers incredible value for those looking for a spacious family home with room to move. Don't miss your chance to own this beautiful piece of real estate in Moresby. 1 Ridgehaven Court Featuring:

**INTERIOR**

- Brick and tin construction
- Grand feature entrance
- Motorised blinds in the living area and alfresco
- Open kitchen, dining, and family area extra high ceilings
- Built in cabinetry, study desk and includes a built-in fish tank
- HIK Connect smart house - House gates and shed gates open remotely from anywhere plus closed-circuit TV
- Full coverage of WIFI throughout the property - Main house, granny flat and sheds
- Ducted Daikin Reverse Cycle Zonal in the main house
- Bedrooms 2, 3 & 4 walk in robes
- Bathroom 2: Bath, vanity, and shower
- Linen cupboards
- Laundry: Second linen cupboard and toilet
- Games room with built in jarrah wood bar
- Office with built in electronic room and safe
- Enormous theatre room with split level, surround sound, speakers in the floor and projector and screen

**KITCHEN:**

- Stone bench top with waterfall ends
- Double sink
- Breakfast bar
- Built in coffee machine
- Dishwasher
- Electric cook top induction
- Scullery

**MASTER BEDROOM**

- Located upstairs, with superior ocean views
- Split system air conditioner
- Built in bed head furniture
- Private balcony
- Ensuite: Free standing bath, floor to ceiling tiling, double shower head and double vanity
- Large walk-in robe
- Storage room off balcony

**EXTERIOR**

- Motorised gates off Ridgehaven Court entrance and motorised gate off Sexton Drive entrance
- Corner Block
- Fixed TV in pool alfresco (part of the sale)
- Sonos sound system
- Roller blinds
- 10m x 4m concrete pool - Fully tiled with shallow swim deck for children and automatic pool cover. (All features including chemistry lights that can be operated and monitored from the Austral Pools phone app - so anywhere you are, you can access it.)
- Large indoor swim spa / gym room
- Private FULL COURT tennis court with lighting. PLEASE NOTE: Tennis court lighting is to be sold as is condition.
- 4 rainwater tanks plumbed to the reticulation
- 2 automatic reticulation systems
- Double garage with electric motor door
- Large solar system
- 18.5 m x 9.5m BRICK SHED (with built in granny flat- notes below)
- Second 9mx11m powered shed with door 3.5m shelving and cupboard to stay and can accommodate a caravan.
- Large bitumen 'hard stand' area
- Bottled gas
- Kids playground area
- Greenhouse
- Fruit trees - 2 x mango and 1 mulberry

**ALFRESCO**

- All stainless-steel
- Pizza oven
- Single sink
- Stone bench top
- Built in bench top
- BBQ
- Ice maker
- Ice bucket built into sink
- Cedar lined ceilings

**1 BEDROOM GRANNY FLAT (under main roof of brick shed)**

- Brick and tin construction
- Small patio area
- Open kitchen dining and family area with ceiling fan and split system
- Kitchen: gas cooktop, range hood, dual door dishwasher and sink area
- Separate toilet and bathroom area with a shower and vanity

**NOTE - All may be included if negotiated in the price.**

- Pool table and accessories
- Theatre room sound system and furniture
- Shed items and racking. Hot Water System: Gas Instantaneous Hot Water System
- Gas: Bottled
- Sewer: Septic Tanks in Place

Rates: \$4,500 approx. p/a  
Water Rates: \$275.72 approx. p/a  
Land Size: 4.05 acres approx. (For further info, or any questions, please send me an enquiry)

Like an appraisal on your property? -Call me- David Potiuch on 0421 314 018 to arrange. Over 19 years selling experience in and around the Greater Geraldton area. "Thinking REAL-ESTATE? - Then think David Potiuch at the Geraldton Property Team"

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Quotes can be arranged for settlement or finance through our 'IN HOUSE' - ONE STOP SHOP offices - Mid West Settlements - 08 99180809  
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Why GERALDTON you ask?? Watch this short video- <https://vimeo.com/236848758>

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