

**1 Ross Rd, Kardinya, WA 6163**



**House For Sale**

Wednesday, 24 April 2024

1 Ross Rd, Kardinya, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Lee Tamblin  
0466250944

## Expressions Of Interest

Nestled within the charming Somerville Estate, awaits a haven of comfort and functionality in this delightful 4 bedroom, 2 bathroom plus study home. With a history dating back to 1985, this cherished abode is now eagerly awaiting its next chapter, ready to welcome a new family into its lovingly maintained embrace. Step inside to discover an abundance of space thoughtfully designed for both relaxation and recreation. A separate formal lounge/theatre room, complemented by a formal dining area and a generously sized study, greet you at the front. The master bedroom offers a tranquil retreat complete with a walk-in robe and a recently renovated ensuite. The heart of the home lies in its open-plan kitchen/family/meals area, seamlessly flowing into a separate games room and out to the inviting outdoor patio, a perfect setting for entertaining loved ones. The kitchen, is a chef's dream, with timeless cupboard doors and pristine countertops, equipped with electric hotplate, an electric oven, and dishwasher. Each bedroom, adorned with tiled flooring and built-in robes, promises comfort and space. Step outside into a backyard paradise, where lush gardens, abundant fruit trees, and an easy care lawn await. Completing the picture is a 3-phase powered workshop, offering endless possibilities. Parking is a breeze with an extended paved driveway and a triple garage, one featuring an extra-height roller door and drive-through access to the rear—perfect for storing trailers or small boats. Conveniently located within easy reach of public transport, schools, Murdoch University, the vibrant Kardinya Park Shopping Centre redevelopment, and an array of recreational amenities, this property offers the ultimate in family living. Opportunities like this are rare, so ensure this exceptional family home is at the top of your must-see list. FEATURES INCLUDE\* Impressive entry with large tinted glass windows\* Sunken front lounge / theatre room and formal dining\* Separate study with tiled flooring\* Spacious, tiled Master bedroom with walk-in robe, ceiling fan and split system air conditioning\* Recent renovated shower with walk in shower, vanity and is tiled to the ceiling.\* Open plan kitchen / meals / family / games.\* Extremely spacious kitchen with expansive countertops and storage options\* Electric cook top, electric oven and dishwasher \* The family room has a gas fire and a ceiling fan\* The spacious games room looks out to the outdoor entertaining area\* Minor bedrooms are tiled and come complete with ceiling fans and built in robes\* The main bathroom has a shower, vanity and is tiled to the ceiling.\* Ducted evaporative air conditioning throughout\* 6.6kw solar power system with 5kw inverter\* Solar hot water system with electric backup\* Easy care gardens with fully reticulated with bore\* Triple garage with 1 extra height door for boat or large 4x4\* Extra parking at the rear (through garage) for a trailer or small pop-up camper.\* 3 phase powered workshop with large roller door\* 814sqm block\* Built in 1985Property Code: 100