

# 104 Tibbradden Circle, Ascot, WA 6104

## Sold House

Saturday, 2 March 2024



104 Tibbradden Circle, Ascot, WA 6104

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 336 m2

Type: House



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**\$620,000**

This is a rare chance to buy in sought-after Riverside Estate. Walking Distance through Crown parkland to Garvey Park, Ascot Kayak Club, and the glorious Swan River while being on the doorstep to the hustle and bustle of the Perth Airports if you commute, or the exciting Redcliffe Train Line or bus transport to take you into the city. Did I forget to mention the DFO's or the new 24 hour Woolworths close by. It is also very central to major Highway systems to take you in all directions. This handsome well-built Glenway Home featuring 4 bedrooms + 2 bathrooms in Tibbradden Estate gives a host of buyers such an opportunity! Located on its own street front 336m block it will suit a host of buyers including first home buyers, or country buyers looking for a central base, FIFO workers needing to be on the doorstep to the airport and Perth as well as Investors. Features Include but not limited to:

- Handsome Glenway Home built in 1998
- Deceptively large 4 bedrooms 2 bathrooms
- Ducted Reverse Cycle Zoned Airconditioning
- Top-line Mesh Security Screens for peace of mind when traveling
- 2-year-old Quality carpeting throughout
- Freshly painted internally 2 years ago
- 6 solar panels + extensive gutter guard roof system
- Front lounge or second living area
- Spacious living and family area
- Central Kitchen, gas cooktop, stainless steel electric oven
- Generous master bedroom, walk-in robe, immaculate ensuite bathroom
- Bedrooms 2,3,4 with built-in wardrobes
- Second bathroom separate shower & bath
- Outdoor Alfresco with A framed colorbond patio for alfresco dining
- Fresh water tank, garden shed, secure garden area if you have young kids or pets
- Gabled Double Carport with shopper's entrance
- Driveway will park many other cars
- Green title 336m street front block.

Water rates: \$1,065.91 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$1725.36 p/a (approx.)  
Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.