

# 12 Kulbardi Loop, Ascot, WA 6104

## Townhouse For Sale

Friday, 3 November 2023



12 Kulbardi Loop, Ascot, WA 6104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 161 m2**

**Type: Townhouse**



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## Flexible Terms Auction

This riverside tri-level 3/4-bedroom x 2-bathroom townhome backs onto the tranquil shores of the Swan River and boasts a massive rear private courtyard (40sqm). It really is a rare find - welcome to 12 Kulbardi Loop Ascot! 'Kulbardi' pays homage to the Noongar word 'Magpie', as this native bird is regularly observed enjoying the serene riverside location. To be sold via public auction on Saturday 25th November 2023 at 12.30pm (unless sold prior to). A flexible term auction with a buyers guide of \$700,000 + (contact agent for buying terms) Features include:

- Secure intercom, gated and pedestrian access
- Downstairs living/dining/eating/entertaining zone
- Downstairs entertainers' courtyard - supremely private - approx 40qm
- Downstairs drop-in study nook
- Downstairs laundry reveal and powder room
- 1st floor all bedrooms (with BIR's) and both bathrooms
- Top floor mezzanine/loft/4th bedroom (reverse cycle air-conditioned and ceiling fan) with balcony looking out over the stunning reserve and Swan River.
- Air-conditioned (reverse cycle) throughout
- Master bedroom with ensuite bathroom and balcony taking in those stunning Swan River views
- 2 car carport - 32sqm
- Dedicated external storeroom
- Solar power (9 panels)
- Front and rear security grill doors, perfect to create airflow.
- Complex b/g pool/BBQ area which looks onto the river and also provides secure gated access to the foreshore and sealed pathways all the way into the CBD
- Council Rates: \$2057.06 p.a.
- Water Rates: \$1234.90 p.a.
- Rent potential \$700+ per week unfurnished or \$1,000 per week furnished
- Strata Levy: \$787.84 per quarter (including reserve fund levy)
- Pets by prior approval of the Strata Company
- 161sqm of actual living space
- 138sqm strata block
- Gas available and connected - storage hot water system, gas bayonet for portable heater and 4 burner (wok) hotplate
- Sewerage available and connected

A riverside destination location that is central, secure and bound to be very sought after. Where else can you walk out your front door and within seconds be on the Swan River, Ascot Waters Marina or enjoying a coffee at the nearby café. Public transport is also well catered for fronting Great Eastern Highway. For more information contact the Ascot specialist Kim Findlay on 0404