

14 Leveque Ramble, Ridgewood, WA 6030



House For Sale

Monday, 22 January 2024

14 Leveque Ramble, Ridgewood, WA 6030

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 812 m2

Type: House



Leanne Waters

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FROM \$699,000

VIEWINGS STRICTLY BY APPOINTMENT ONLY! VIRTUAL TOUR LINK AVAILABLE TO VIEW - Please note that clients are providing emergency housing to family members so front lounge is currently being used as bedroom & storage. Don't miss this opportunity to purchase another great property in the sought after suburb of Ridgewood! Check out the floorplan and layout - If you need space to PARK all your TOYS, BOAT, CARAVAN, CARS, WORK VEHICLE, TRAILERS then this is the ONE! Calling all extended families, caravan/boat owners, business owners and families that are looking for the perfect opportunity to live and work from home, accommodate care giver/s, or families with children moving back home. This purposely designed floorplan allows the flexibility to accommodate this and more. Under the main roof this 1x1 + spacious 3x2 with huge alfresco/sun room, double garage and large undercover area perfect for storage, parking all the toys, working from home and more! This property has so much on offer and is well worth your time to view the virtual tour. Perched on a slightly elevated 812sqm block featuring extensive brick paving to park boat, caravan/cars and work vehicles. With over 240sqm living this quality built Danmar home was built in 2003. The perfect opportunity to call and make this property your new home. Internal features: Front verandah with privacy gate Master bedroom features bay window (king size) Split system air con unit and ceiling fan Large walk in robe En suite is fitted with shower, vanity and toilet Tiled hallway with storage cupboard Open plan family, dining and kitchen area is tiled and features split system air con unit Kitchen is spacious with all extras for the modern family including a large pantry, good sized bench worktop area, double fridge/freezer recess, wall oven, microwave recess, gas hotplate and rangehood Step down lounge is spacious in size and tiled under the carpet Bedroom 2 is queen size with recess robe (carpet needs replacing) Bedroom 3 is queen size with walk in robe (carpet needs replacing) Main bathroom has had bath re set for extra elevation, shower and vanity Separate toilet Laundry features fitted tub and good sized walk in linen Separate accommodation: Spacious 1x1 includes a king size bedroom with full length sliding robe, ceiling fan. Kitchen is fitted with pantry, hot plate, oven and a good sized work space. The open plan lounge, kitchen meals area is kept private and secure with window roller shutters. The bathroom features shower, toilet and vanity. Laundry is fitted with tub Ceiling fan and air con unit External features: Solar panels (\$\$\$ save on your energy bills) Solar hot water replaced approx. 1 year ago Water tank, extensive brick paving (no lawns to mow) CCTV cameras (added security for lock and leave) Window roller shutters to windows Security screen doors Double auto garage (oversized) with drive through access to extra undercover area and another garage area. Inland views with stunning sunsets can be viewed from this elevated property. My clients are currently helping out family and looking to downsize so may be open to a longer settlement or short term rent back. Local schools include St Francis of Assisi Catholic Primary, Merriwa Primary school, Butler College, Irene McCormick Catholic College, Butler Primary, East Butler Primary - 3-5 minute drive to Quinns Baptist, Peter Moyes, Mindarie Senior College Local shopping centre at Lukin Drive Ridgewood includes doctor surgery, dentist, fast food outlets, chemist, child care centre, fitness centre, supermarket, petrol stations, cafe. Nearby facilities and amenities include sports oval, taverns, gyms, IGA supermarket, play centres, transport links..... If you have any questions, please don't hesitate to contact me. *PLEASE NOTE: THIS IS NOT A DUPLEX AND BOTH HOMES ARE ON THE 1 TITLE* Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller 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.