

**14 Purdie Avenue, Ardross, WA 6153**

**House For Sale**

Friday, 29 March 2024

**14 Purdie Avenue, Ardross, WA 6153**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 728 m2**

**Type: House**



Colleen Gandini

**FROM \$2,295,000**

Positioned in one of the most sought after streets in Ardross, this desirable, single level, family home has plenty to offer! Built by Webb & Brown-Neaves, this home has been thoughtfully designed and meticulously maintained. The classic layout functions perfectly with 3 generous living areas and 4 king size bedrooms with high ceilings offering a greater sense of space. Outside you will find a private oasis waiting for you with an impressive 11m x 4m swimming pool and cabana entertaining area complete with outdoor kitchen! What more could you possibly need!? How about access to quality public schools within easy walking distance, weekend sports and afternoon dog walks at Shirley Strickland Reserve, cafes, bars and restaurants in the Kearns Crescent Precinct and, of course, the stunning river and close proximity to Deep Water Point! This is truly a remarkable opportunity to secure a quality built, single level home on 728sqm that ticks all the boxes now, and into the future! Features include: Quality family home built by Webb & Brown-Neaves 728sqm Green Title block on a quiet street Formal lounge and dining with a gas fireplace Open plan living, kitchen and dining area with a wood burning fireplace Kitchen with stone bench tops, gas hotplate, walk in pantry, dishwasher and breakfast bar Third living room - a great multipurpose space Outdoor cabana entertaining area with timber decking, built in mains supplied gas BBQ, sink, dishwasher, and wood fired pizza oven Salt chlorinator swimming pool with water feature Private, well established, low maintenance gardens, liquid limestone paving and bore reticulation Solid Jarrah Timber floors High ceilings Gas storage hot water system Hardwired speakers Ducted evaporative air-conditioning plus gas point to main living area Reverse cycle split system air-conditioning to the main bedroom and main living area Generously sized double garage with large storeroom Dual Mount Pleasant Primary School & Ardross Primary School zone Applecross High School zone Excellent location - 25m to popular Shirley Strickland Reserve, 700m to the nearest bus stop for an easy commute, 750m to Mount Pleasant Primary School, 1.1km to Deep Water Point and the river, 1.1km to the cafes, bars, restaurants and green grocers along Kearns Crescent Contact Colleen Gandini today on 0421 842 954 for more information!