

**15 Portland Way, Ridgewood, WA 6030**



**Sold House**

Monday, 14 August 2023

15 Portland Way, Ridgewood, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 576 m2**

**Type: House**

**\$590,000**

Welcome - I am delighted to present 15 Portland Way Ridgewood Ideally located on a 576sqm (approx) block, this well maintained 2007 built home offers a perfect balance of space and comfort in a large family setting, with over 230sqm of living. From the manicured lawn and gardens and striking street appeal this beauty is sure to please the fussiest of buyers. Consisting of 4 large bedrooms, 2 bathrooms, PLUS a separate Study (5th bedroom/nursery) PLUS Games room, PLUS lounge/theatre, open plan kitchen, family and dining area PLUS a very large entertainment area. Content Homes are renowned for spacious and versatile floorplans - extremely well appointed to suit growing families, down sizers, FIFO workers, professional couples and savvy investors. Also included is a double auto garage and a convenient shoppers entry with single roller door to access the entertainment area, plus all the modern conveniences of solar panels, CCTV cameras, window shutters to the front lounge and master bedroom, artificial turf to the back garden (low maintenance and easy care - ideal lock and leave) Kitchen is complete with extra large workspace and plenty of cupboards, dishwasher, gas hotplate, wall oven, double fridge recess, large pantry brekky bar Open plan family and dining area - tiled for easy care Double door entry into the games room Large open lounge area (carpeted with ceiling fan) perfect spot to watch a movie or binge a Netflix series. Perfectly size to accommodate a large comfy sofa to chill out and relax in. Master bedroom is king size and has full length walk in robe (roller shutters to front windows, ceiling fan) En suite is generous in size featuring screened shower, vanity and toilet Study (or 5th bedroom) is fitted with a privacy door and window. Would make a perfect nursery positioned alongside the master suite, study or extra bedroom Bedroom 2 is queen sized with double robe Bedroom 3 is queen size with double robe Bedroom 4 is double sized with walk in robe Main bathroom is configured to offer quick and easy access for younger family members with a very user friendly layout - toilet (powder room area) open vanity area with a separate shower and bath Laundry is a good size with sliding door to back garden area Walk in Linen cupboard for all your storage needs A tiled open activity area situated between the minor bedrooms would make a perfect study zone or toy room Double auto garage with shoppers entry. Single roller door to the rear of the garage Front decked verandah welcomes you in Large wrap around all weather pergola (entertain all year round) Easy care low maintenance back garden with extensive paving and artificial lawn - perfect garden for the kids and pooches to enjoy Garden Shed Front lawn and gardens are manicured to perfection (No parking on the lawn at the open home please) kept lush and green with reticulation Solar panels for savings on your power supply CCTV cameras for added security Keep cool in the summer with ducted evaporative air conditioning/ceiling fans or enjoy the ocean breezes Roller shutters for added privacy and security to front windows Unpack and relax - This property is very well presented and offers great street appeal surrounded by quality homes in this highly sort after suburb. With freeway links offering a quicker commute to Perth CBD, bus routes to nearby train stations, local shops, selection of government and private schools, beaches, taverns, restaurants, doctors, dentists, food outlets, gyms, child care centres and located near one of the many parks in Ridgewood. Current rental appraisal Low to mid \$600+pw Built 2007 by Content Homes Block 576sqm (approx) 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.