

# 17 Ardleigh Crescent, Hamersley, WA 6022

Initiative

## House For Sale

Friday, 8 March 2024

17 Ardleigh Crescent, Hamersley, WA 6022

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 794 m<sup>2</sup>

Type: House



Cina Ghiassi  
0861544700



Chris Bursey  
0417930517

## END DATE SALE - 25TH MARCH (UNLESS SOLD PRIOR)

Cina Ghiassi Presents...This well-sized comfortable family home is located in the desirable suburb of Hamersley and a short distance away from local amenities including parks, shops, restaurants, and schools. Your family will love the comfort and standout features of this spacious 262 SQM internal living, 4 bedrooms, 2 bathrooms, modernised kitchen, large pool/gazebo area, high ceilings, 3 car garage/workshop and positioned on a generous 794 SQM corner block position land. Entering the residence, you are welcomed by an elegant open plan Dining and Kitchen with fine finishes throughout. The kitchen is complete with its engineered stone bench with waterfall finishes, gas cooktop, oven, exhaust fan, double sink, dishwasher, fridge/microwave recess, ample cabinetry, and breakfast bar. The dining area features a large French window inviting natural lighting through and a built-in gas fireplace. The high-end glass railing leads you into the comfortable sunken living area complete with a feature wall that is ready to install a wall-mounted TV, split air conditioning unit, plantation shutters, ceiling fan, and a combination of jarrah and bamboo floorboards throughout. Moving into the living quarters, the large master bedroom attributes are impressive with his and hers walk-in robes, feature wallpaper, split air conditioning unit, ceiling fan, private ensuite with double vanities, toilet, and large shower. The other 3 bedrooms feature installed built-in robes and ceiling fans. All the bedrooms have installed security shutters, besides the 4th bedroom which has plantation shutters. The outdoor area is a dream with a massive below-ground concrete pool ideal for swimming laps or hosting pool parties. It's accompanied by a large gazebo and stone benchtop bar which can be partly enclosed with cafe blinds making it perfect for relaxing or entertaining. There's an additional seated area covered by a shaded sail and stone water feature. Other unique and stand-out features are low maintenance property with predominantly astro turf grass around the premise, giving the kids or family pets space to play and roam around in private with its high fencing. Only moments from beautiful parks, fantastic schools, shopping centres, and central location, this house offers not only a home but an incredibly flexible, low maintenance, safe, lock-up and leave lifestyle. Don't miss your chance to call this dream home your own. Property Features: • Open plan dining and kitchen area. • Beautiful sunken living area. • Master hosts his and her walk-in robes, & a private ensuite • Bedrooms #2 & #4 feature built-in robes. • Bedroom #3 has built-in sliding mirrored robes. • 3-car garage or convertible workshop. • Modern Kitchen with stone bench tops, cooktop, dishwasher, ample cupboard space, and more. • Dream pool area with a large gazebo, built-in bar, & cafe blinds. • High Ceilings with ceiling fans throughout. • Jarrah and Bamboo floorboards. • Split Air-Conditioning units. • Plantation shutters. • Security shutters. • Retic gardens. • Separate laundry. • Low maintenance property. • Vacant & ready to move in. • 262 SQM Internal Living Area | 794 SQM Land Area Location: • 250m - Eglinton Reserve • 300m - Stirling Leisure Centres - Hamersley • 350m - Glendale Primary School • 400m - Ardleigh Edbury Eccles Reserve • 900m - East Hamersley Primary School • 1.1km - Warwick Grove Shopping Centre • 1.5km - Warwick Senior High School • 1.9km - Warwick Train Station • 2.1km - Carine Regional Open Space • 6km - Perth Coastline • 13km - Perth CBD All offers will be presented first come, first serve till the 25th of March. Price guides have been instructed to be shared only at the viewings. Please also note the sellers have reserved the right to accept an offer before the end date sale. Contact Cina Ghiassi TODAY for more information: P: 0411 809 708 E: [cina.ghiassi@harcourts.com.au](mailto:cina.ghiassi@harcourts.com.au) Feel Free To Connect On Social Media For More Listings & Off-Market Opportunities: Facebook: [www.facebook.com/cinaghiassi.realestate](https://www.facebook.com/cinaghiassi.realestate) Instagram: [www.instagram.com/cinaghiassi\\_realestate/](https://www.instagram.com/cinaghiassi_realestate/) LinkedIn: [www.linkedin.com/in/cinag/](https://www.linkedin.com/in/cinag/) 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 inquiries.