

17 Ramsden Avenue, East Victoria Park, WA 6101



House For Sale

Saturday, 18 May 2024

17 Ramsden Avenue, East Victoria Park, WA 6101

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 655 m2

Type: House



Edward Lim

0894737777

****MULTIPLE OFFERS RECEIVED!**

****First Open Home 2:20PM Sat, 25/5/2024**** Proudly presented by Edward Lim...Meet 17 Ramsden Avenue, an inviting abode nestled on an expansive 655m² green title block, mere moments from the serene Higgins Park and the nearby local primary school. Step inside this delightful 1958 home, where sunshine filters through the cosy front lounge area, seamlessly transitioning into a spacious dining space adorned with charming jarrah floorboards. Entertain with ease, thanks to the added convenience of a built-in bar area, ideal for hosting gatherings with loved ones. The heart of the home, the spacious kitchen, beckons culinary creativity, boasting cooktop and oven, ample cupboard space, and a welcoming breakfast bar, perfect for crafting delectable meals for the family. Retreat to the master bedroom, boasting a generous walk-in robe and conveniently located adjacent to the expansive family bathroom. Discover a surprise in the form of a sizable rear room, currently utilised as a shared bedroom with versatile robe-separated areas, offering endless possibilities for customisation to suit your needs. Adjacent to the living area, a separate study awaits, providing an ideal workspace or sanctuary for remote work or study sessions, enhanced by lightning-fast internet connectivity via FTTP. Step outside to discover a shaded outdoor entertaining area, perfect for unwinding with a refreshing beverage or engaging in lively conversations with friends. Additional storage space beneath the house ensures clutter-free living, complemented by a spacious garage/workshop adjoining the undercover carport. Convenience abounds with local parks just a leisurely stroll away and the nearby primary school around the corner. Seamlessly access public transport for effortless journeys to the vibrant City or esteemed Curtin University, ensuring every adventure is within reach. And that's not the end of the story... * Exceptional Location & Lifestyle! * Block Size: 655m² (R20 Zoning), Living Area: App. 156m², Carport: App. 32m² & Garage: App. 30m² * Spacious & Well Proportioned * Large open plan living and dining area * Generous sized master bedroom * Versatile bedroom 2 that offers a plethora of possibilities * Bathroom with vanity and shower * Ducted evaporative air-conditioning system * Plenty of room for parking (multiple cars) * Large carport and garage at the rear (with automatic garage door) * Laundry with WC * Large outdoor entertaining area * Fully reticulated * Fully rewired recently in 2021 * Peaceful & Quiet, shh... * NBN (FTTP, yes, the better one) * Easy access to nearby public transport, local school and parks * Private, Low Maintenance & Secure * Estimated Rental: \$650 - \$670/week Outgoings: * Council Rates: \$1,881.93 (FY 2023- 2024) * Water Rates: \$1,106.79 (FY 2022 - 2023) To unlock the magic and discover every enchanting detail, reach out to listing agent, Edward Lim at 0408 929 655. Don't miss your chance to turn this dream into your reality! ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **