

**17B Searle Road, Ardross, WA 6153**



**House For Sale**

Monday, 17 June 2024

17B Searle Road, Ardross, WA 6153

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Evensen  
0893883911

## Contact Agent

**\*\* SPECIAL PREVIEW THIS SAT 22 JUNE! \*\*SET DATE SALE – All Offers Presented @ 6:00pm, Wed 10 July unless sold prior.** Absolutely immaculate both inside and out, this deceptively large family home is ideally positioned just metres to highly sought after Ardross Primary and Applecross High Schools and is also just a short walk to the soon to be extensively upgraded Westfield Booragoon Shopping Centre as well as Wireless Hill Park. With multiple living and eating areas and 4 well zoned bedrooms, this home will be perfect for a multitude of buyers, from growing families right through to downsizers and investors. What we love :- Private, whisper quiet location- Quality bamboo flooring- 2 large, spacious living and eating areas- Stylish, fully updated stone kitchen with Bosch oven & Miele dishwasher- Fully updated easy care ensuite and main bathroom- Main bathroom with separate shower and bath; separate toilet- Well established, easy care gardens- Private backyard with 2 separate alfresco areas- Generous size 564m<sup>2</sup> land area with no common property. Additional features:- Ducted evaporative A/C- Secure 2 car parking with plenty of additional off-street parking- Energy efficient solar panels- Alarm together with security doors- Generous size storeroom. What to know:- 564m<sup>2</sup> (approx.) land area with no common property- No strata levies- Steps to Ardross Primary & Applecross High Schools- Short walk to Westfield Booragoon Shopping Centre, library, cinemas, Wireless Hill Park and bus port. Outgoings:- Water rates: \$1,477.18/pa (approx)- Council rates: \$2,462.57/pa (approx). Needing not a cent to spend, this extremely well maintained and presented family home is a credit to the current owner and represents a rare opportunity to secure a high quality property in an incredibly convenient location. Be quick! SET DATE SALE – All Offers Presented @ 6:00pm, Wednesday 10 July, 2024 unless sold prior. For further details Paul Evensen 0439 923 844 pevensen@realmark.com.au.