

**185 Ardross Street, Ardross, WA 6153**



**House For Sale**

Wednesday, 22 May 2024

185 Ardross Street, Ardross, WA 6153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 399 m2**

**Type: House**



Frank Sanchez  
0893649999



Michael Quirici  
0402085533

## Contact Agent

\* EXPRESSIONS OF INTEREST \*Ace Realty are proud to offer this delightful home For Sale by Expressions of Interest, with all offers to be submitted by Thursday, 20 June 2024 at 4.00pm (AWST) (unless sold prior). This unique double-storey home with an alluring street presence is a haven of warmth and charm. Perfectly positioned on a prominent corner block facing a park, the property has been superbly remodelled with contemporary flair. It offers inspired living with exceptional indoor and outdoor entertaining zones and is nestled near the popular Shirley Strickland Reserve. This fabulous home provides an easy-care lifestyle in a prime location. KEY FEATURES--- Open plan living zones with natural timber floors--- Bi-fold doors leading to an outdoor entertaining area, professional putting green, and sparkling below-ground pool for endless summer days--- Modern gas kitchen with quality appliances--- Private master bedroom with ensuite and retreat--- Spacious double sized bedrooms with built-in robes and a separate retreat--- Ducted reverse cycle air conditioning and understairs storage NEARBY--- 260m Shirley Strickland Reserve--- 530m Mount Pleasant Primary School--- 800m Deep Water Point Reserve--- 1.1km Riseley Street Precinct--- 1.2km Woolworths Mount Pleasant--- 1.4km Ardross Primary School--- 1.4km Applecross Senior High School--- 1.7km Ardross Street Village, Applecross--- 1.9km Westfield Booragoon Shopping Centre--- 2.2km Jeff Joseph Reserve UTILITIES Water rates: \$1,567 pa (approx.) Council rates: \$3,065 pa (approx.) BUILT 2004 AREA 399sqm ZONING R20 - Residential (City of Melville) For more information, please contact: Frank Sanchez 0419 367 999 Michael Quirici 0402 085 533 Or email us at sales@acerealty.com.au Please note that the sellers reserve the right to sell the property at any stage prior to the set date and time of expiry. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.