

**19B Third Avenue, Rossmoyne, WA 6148**



**Sold House**

Tuesday, 15 August 2023

19B Third Avenue, Rossmoyne, WA 6148

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 505 m2**

**Type: House**



Valerie Sim

0893855559

## Contact agent

Perched within the sought-after Rossmoyne Senior High School catchment zone and just a short walk away from the beautiful Canning River, this exemplary 5 bedroom 3 bathroom double storey residence is perfectly positioned for you and your loved ones to enjoy a comfortable and convenient lifestyle, whilst paving the way for your own family to begin creating some new happy memories here. Situated directly across from a beautiful green lush oval, this spacious family haven is walking distance to the Rossmoyne Primary School. You can even hear the birds singing and chirping away whether you are at the front or back of the home – sitting, relaxing or quietly contemplating. Brilliant in its functionality is a fantastic, free-flowing floor plan that thoughtfully caters for everybody's personal needs beyond double entry doors and a welcoming hallway with 31-course-high ceilings. Additionally, soaring 35-course-high ceilings, solid wooden flooring, and a gas bayonet help make up a spacious open-plan family, dining and kitchen area, where most of the family time will be spent. There is ample space for a long dining table within the main hub of the house. The heart of this residence is undoubtedly the extra-large kitchen, featuring granite stone benchtops that effortlessly blend style and functionality. Prepare gourmet meals with ease, surrounded by ample counter space, soft-closing drawers, double sinks, a generous built-in corner pantry, ample storage spaces, a breakfast bar, fridge plumbing, and an island bench with a wine fridge recess, along with high quality appliances which include an Asko dishwasher, a Highland gas cooktop, an Electrolux range hood, a Miele oven and a steamer of the same brand. Whether it's an intimate family dinner or a social gathering with friends, this kitchen will be the perfect culinary hub. Behind sliding doors lies a carpeted theatre room with a projector, screen and even 3D glasses on offer for the ultimate cinema-style experience, as well as split-system air-conditioning to keep everybody either cool or cosy. Also on the ground floor is a piano nook, an under-stair storeroom, a separate laundry with heaps of built-in storage space and a fifth or "guest" bedroom suite that would very much suit either elderly parents or grandparents with its built-in wardrobe and private fully-tiled ensuite/third bathroom, comprising of a shower, vanity, separate powder room (shared with the laundry), with both toilet and shower rails for maximum accessibility. Upstairs, there is a versatile study nook or play area that can be whatever you want it to be. The three minor bedrooms all have split-system air-conditioning, built-in robes and are serviced by a separate toilet, built-in linen storage and a main fully-tiled family bathroom with a shower and separate bathtub. The larger master suite overlooks the trees and plays host to a walk-in robe and a shower, separate toilet and twin "his and hers" vanities within its intimate fully-tiled ensuite. Outdoors, a mango tree, grapevine and vegetable garden complement paved under-cover alfresco entertaining, off the main living space. The over-sized double lock-up garage has space for either a third car or storage, internal shopper's entry and external access to the rear, with extra room out on the front driveway for parking, if required. The local Rossmoyne shopping village with its family restaurants, a café, pharmacy and excellent Tucker Fresh IGA supermarket is just around the corner, with a host of lush neighbourhood parklands, the local kindergarten, tennis courts and bowling club, bus stops, major arterial roads and even All Saints' College all within arm's reach themselves. Our vibrant Perth CBD is only 10 minutes away via the freeway, whilst Fremantle is also easily accessible within 15 minutes or less, depending on how you choose to travel. **PROPERTY FEATURES:** • 5 bedroom 3 bathroom double storey residence • Street front opposite an oval and Rossmoyne Primary School • Oversized double garage with storage/third-car space • Open plan dining, kitchen and living area • Piano nook, study nook, home theatre room • Outdoor alfresco entertaining, patio, large garden shed, low-maintenance gardens • Functional executive kitchen with high quality appliances, ample storage spaces, fridge plumbing, expansive island bench with wine fridge recess, and breakfast bar • Sparkling granite bench tops in the kitchen and bathrooms • Downstairs Guest bedroom with ensuite and toilet and shower rails • 31C and 35C high ceilings • Solid wooden floorboards, carpeted bedrooms • Seven Fujitsu split-system reverse-cycle air-conditioning units throughout, gas bayonet in living area • Security alarm, security camera, security screen on doors and windows • Gas hot-water system with temperature controls (in the kitchen) • Hard-wired CAT6 cable network with RJ45 port throughout • Three-phase power – ideal for future charging of electric vehicles • NBN • Rossmoyne Primary and Senior High School catchment zone • Perfectly positioned near Canning River, schools, shops, public transportation, easy access to major arterial roads and freeways • Land size 505sqm, Built in 2012 (approx.) Council Rates: \$2,603 (approx) per annum Water Rates: \$1,712 (approx) per annum Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.