

1A Almondbury Road, Ardross, WA 6153

Realmark

House For Sale

Wednesday, 10 April 2024

1A Almondbury Road, Ardross, WA 6153

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 465 m2

Type: House



Paul Evensen
0893883911

SET DATE SALE - All Offers by 6pm Wed 1 May

**** SPECIAL TWILIGHT VIEWING THIS THU 18 APR! ****SET DATE SALE - All Offers Presented @ 6:00pm Wed 1 May, 2024 (unless sold prior).EXECUTIVE HOME, GREEN TITLE, R100 ZONING.This spacious 2 storey Mediterranean style family home is in a fabulous location virtually on the doorstep to Wireless Hill Park with Westfield Booragoon and top quality schools just minutes' walk away and sits on a generous 465m² of prime, Green title land. Boasting multiple living areas, spacious bedrooms and a stunning, oasis-like garden, this home will be perfect for the growing family!With an extra wide frontage of over 23m and having highly sought after R100 zoning, secure your family's future today with this incredibly rare opportunity.What we love :- Large open plan kitchen/dining/family- Separate 2nd living area- Quality granite kitchen with loads of bench space & storage- Gorgeous Tasmanian Oak hardwood flooring- Extra large master suite with leafy green outlook, walk-in-robe and spacious spa ensuite- Beds 2 and 3 with excellent storage- Bed 4 with Juliet balcony- Main bathroom with separate shower and bath; separate toilet- Stunning, extra large private yard with established trees- Double garage with shopper's entry and additional storeroom- Well established, easy care gardens- Extra wide frontageAdditional features:- Computer work station at top of stairs- Powder room off laundry- Ducted reverse cycle A/C- Alarm- Ducted vacuumWhat to know:- Rare R100 Zoning- Minutes' walk to Ardross Primary & Applecross High Schools- Footsteps to Wireless Hill Park & Westfield Booragoon Shopping CentreOutgoings:Council rates: \$2,768.51/pa (approx.)Water rates: \$1,610.07/pa (approx.)SET DATE SALE - All Offers Presented @ 6:00pm Wednesday 1 May, 2024 unless sold prior.For further details Paul Evensen 0439 923 844 pevensen@realmark.com.au.