

**2/42 Blancoa Road, Ferndale, WA 6148**



**Sold Villa**

Wednesday, 21 February 2024

2/42 Blancoa Road, Ferndale, WA 6148

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Villa**



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## Contact agent

Resting in a delightful park side location this well maintained 3 bedroom home has ease of access to riverside parklands, quality schools, local shopping and transport routes.INSIDE: From the entry foyer two living areas, a cosy reception room at the front ideal for receiving guests or as a theatre room and a tiled light filled family room adjoining the kitchen gives everyone space to do their own thing in comfort.Bedrooms are a good size - 2 with built ins and a robe recess for the third plus a well appointed bathroom and 2WC'sA spacious country style kitchen has plenty of counter space and cabinets including overheads, electric cooktop and under bench oven, all with a cheerful outlook to the garden and patio area.OUTSIDE: Covered and paved outdoor entertaining leads to a tidy section of lawn surrounded by border gardens, lock up car parking and a neat storage shed.In A Nutshell\* Ducted Evaporative Cooling\* 3 Bedrooms, 2 with built in robes\* Well appointed Bathroom \* Generous main living area\* Tiled family room leading to Patio Area\* Country Style Kitchen with plenty of bench space\* Separate laundry\* Outdoor covered patio for entertaining\* Well-established border gardens and small lawn \* Undercover lock up carport\* Approx. 850m to Bannister Creek Primary School\* Approx. 2.9 km to Riverton Forum & Riverton Leisureplex\* Approx. 3.6 km to Westfield Carousel\* Lynwood Senior High School catchment area\* Easy access to Roe Hwy & Albany HwyApproximate RatesCouncil: \$1686 approx paWater : \$990.69 approx paStrata: \$475.00 approx per quarterPRICE GUIDE: Click the email agent link.Call David Milkovits - 0412 999 775 - Over 2500 Local Homes SoldIMPORTANT: While care is taken to gather data from usually reliable sources the information provided is for use as a guide only and does not form part of any contract and should not be taken as an accurate representation. Drawings and diagrams are not to scale and distances are approximate. Intending buyers should rely solely on their own enquiries. Virtual furnishings have been used for illustration purposes only.