

**22A Henley Road, Ardross, WA 6153**



**House For Sale**

Tuesday, 9 January 2024

22A Henley Road, Ardross, WA 6153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 422 m2**

**Type: House**



Paul Evensen  
0439923844

## Set Date Sale - All Offers by 6pm Wed 31 Jan

\*\*\* SPECIAL TWILIGHT PREVIEW THIS WED 10 JAN! \*\*\*SET DATE SALE - All Offers Presented @ 6.00PM Wednesday, 31 Jan 2024 unless sold prior. This privately positioned single level home is ideally situated just a few minutes' walk to Mount Pleasant Primary School, The Canning River & transport. Filled with fabulous natural light throughout and offering a fantastic floorplan with well zoned living areas and bedrooms, the home will be perfect for young families right through to downsizers. What we love :- Large stone kitchen with quality appliances including integrated dishwasher and walk-in pantry- 3 well zoned beds- 2 separate internal living areas- Great size open plan kitchen/dining/family looks directly out to alfresco- 2nd open living with attractive bay window- Large alfresco area overlooking grassed yard and well established lush, low maintenance gardens- Gorgeous timber flooring complements the neutral colour scheme- French windows- Master with walk-in-robe and ensuite- Beds 2 and 3 with built-in-robies- Great size walk-in linen- Loads of additional, secure off-street parking Additional features:- 4 split system A/C units- Solar hot water system- Energy efficient solar panels- Built-in audio speakers- Secure, automatic vehicle gate with internal video monitor- Storeroom What to know:- Short stroll to Mount Pleasant Primary School- Applecross High School zone- Easy walk to Queens Rd specialty shops, Shirley Strickland Reserve, public transport to city & Canning River- 2min drive to Westfield Booragoon Outgoings:- Council rates: \$2,244.04/pa (approx)- Water rates: \$1,355.59/pa (2022/2023 financial year approx) SET DATE SALE: All Offers Presented at 6.00PM, Wednesday 31 January, 2024 unless sold prior. For further details Paul Evensen 0439 923 844 pevensen@realmark.com.au.