

# 22A Purdie Avenue, Ardross, WA 6153

## House For Sale

Friday, 17 May 2024

22A Purdie Avenue, Ardross, WA 6153

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



Colleen Gandini

**FROM \$1,495,000**

Beautifully maintained and designed, this family home sits in a popular and convenient part of Ardross with the river, cafes and bars, Shirley Strickland Reserve and Mt Pleasant Primary School all within easy walking distance. The home is bathed in natural light and has a warm, charming appeal with solid timber floors, high ceilings, 2 living areas, and an impressive, low maintenance outdoor entertaining area. Features include; Low maintenance 364sqm Green Title block in a sought after street 4 large bedrooms - 2 downstairs and 2 upstairs, all with wardrobes Main bedroom upstairs with a private balcony, large walk in wardrobe and ensuite bathroom with full height tiling, double vanities, corner spa bath and separate toilet Formal lounge Open plan living, kitchen and dining Kitchen with granite bench tops, dishwasher, gas hotplate and electric oven Inviting outdoor entertaining area with an expansive patio, shade sails, liquid limestone paving and low maintenance gardens Double garage Solid timber floors Split system reverse cycle air-conditioning Gas points to both living rooms Dual Ardross Primary School and Mount Pleasant Primary School zone Applecross High School zone Excellent location - 200m to Shirley Strickland Reserve, 650m to Mount Pleasant Primary School, 950m to Deep Water Point and the river, 800m to the nearest bus stop for an easy commute Contact Colleen Gandini today on 0421 842 954 for more information.