

**22A Ringmer Way, Westminster, WA 6061**



**Sold Duplex/Semi-detached**

Thursday, 22 February 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 290 m2**

**Type:**

**Duplex/Semi-detached**



Jeremy Shirazee  
0893883911



Frank Rodi  
0893883911

**\$600,000**

Set Date Sale: Absolutely all offers by 4.00pm Tuesday the 5th of March 2024. Contact Jeremy Shirazee for buyer feedback range. What we love Welcome to your playground—a 60+ square metre garage perfect for enthusiast, tinkers, and artists. Attached to the perfect garage is a charming 3-bedroom, 2-bathroom home tucked away in a private rear location, in a small group of two with no strata fees. Custom designed by the sole owner, this 3-bedroom home was tailored to be a versatile and low-maintenance residence. Whether you are parking your prized vehicles, pursuing hobbies, projects, or simply need additional storage, this garage and front paved courtyard have you covered. Just as important as your passion, peace of mind is a must, which is why this home comes equipped with exceptional security features. From roller shutters, to screens, and cameras, you can rest assured knowing that you're well-protected. As you step inside, experience a thoughtfully designed interior where a functional open plan living area provides ample room for relaxation and everyday living. The kitchen that includes a great sized pantry, stainless steel appliances and views out over the dining area, so you're never left out of the conversation. Just off the living is an impressive master suite, with triple mirrored robes, your own AC system and private ensuite with a luxurious full-length shower. Following down the hall you will find the two minor bedrooms, both with their own full height sliding robes, as well as the second, well-equipped bathroom. This property offers the perfect blend of space, comfort, privacy, and security, making it the ideal place to call home (or cave). Schedule a viewing today to experience this literal one-of-a-kind, private retreat.

What to know:

- Private and secure rear home in a small group of 2
- 60+sqm garage with extra wide roller door
- ACO channel and grate with exposed aggregate driveway
- Hikvision security system with Network video recorder
- Crimsafe security to front windows and doors
- Security screens to rear bedrooms with quick escape safety latch
- Open plan living area with wall mounted AC system
- Kitchen with stainless steel appliances, good sized pantry, and breakfast bar
- Large master suite with triple mirrored sliding robe and private ensuite
- Two minor bedrooms with sliding robes
- NO STRATA FEES
- Gas hot water system
- Cool and Cozy insulation
- Extra high ceilings to living areas
- 800m to Westminster Primary School
- 850m to Pycombe Worthing Reserve
- 1.6km to Northlands Shopping Centre
- 1.9km to The Square Mirrabooka
- 2.4km to North Metropolitan TAFE BALGA
- 2.9km to Stirling Central Shopping Centre
- 4.3km to Bunnings Balcatta
- 7.9km to Karrinyup Shopping Centre
- 10.8km to Perth CBD
- 17km to Perth Airport

Who to talk to To learn more contact Jeremy Shirazee on 0422 433 225 or email [jshirazee@realmark.com.au](mailto:jshirazee@realmark.com.au).