

24 Kulbardi Loop, Ascot, WA 6104



Townhouse For Sale

Monday, 6 November 2023

24 Kulbardi Loop, Ascot, WA 6104

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 232 m2

Type: Townhouse



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Mid - High \$700,000's

GRAND OPENING SATURDAY 11TH & SUNDAY 12TH NOVEMBER 2023 An inspection of this spacious 3 bedroom x 2 living areas (or 4th bed), 2.5 bathroom townhouse set in the boutique complex of Ascot Cove will absolutely delight. If you are looking for a great sized, affordable resort-style home offering you an exceptional riverside lifestyle, this special townhouse in the well appointed "Ascot Cove" offers everything you need! The well designed floor plan spans over 2 light filled levels. Ground floor offers spacious open plan living with front and rear access. Modern kitchen with island bench & breakfast bar allows the chef to be working whilst keeping an eye on children or the TV. The bright living area flows to the landscaped courtyard and outdoor entertaining. You will also appreciate the thoughtful design such as a guest powder room, the concealed laundry unit and extra hidden storage space under stairs - enjoy the convenient & organised living experience! Upstairs is your private comfort zone with fabulous featured high ceiling throughout. The large master bedroom with ensuite, two double bedrooms with BIRs, and an oversized bathroom with separate shower can easily facilitate your family. A long, north facing balcony overlooking the green landscape makes a perfect spot to enjoy morning sun or an afternoon daydreaming moment. 4WD with roof racks or caravan can easily access the car port, with an additional locked storage room adjacent to the car bays to keep your belongings secure. The complex is situated on the beautiful Swan River foreshore, with less than 7km to Perth CBD, less than 5km to the airport, and easy access to Great Eastern Highway. This location has much to offer! Relaxed strolling, boating or cycling around the river foreshore or through the Ascot Waters Marina. Vibrant shopping and entertainment along the Victoria Park cafe strip, watch a game of footy at the new Optus Stadium, a night out at Crown or dress up and enjoy the Spring Carnival Racing at Ascot Racecourse.

FEATURES INCLUDE: - 4 bedroom, 2 bathroom two level townhouse - Built in 2004 - Secured riverside complex - On-site swimming pool - Low strata levies - Open living floor plan - Reverse cycle A/C throughout - Gas connection point in living area - Modern kitchen with stainless steel appliances - Island bench with breakfast bar - Paved, landscaped courtyard - Front and rear access - Concealed laundry unit - Generous storage space - Powder room with hand wash basin - Feature high ceiling and skylight windows - Secured storage room - Parking access with extra height - Large balcony with dual access - Ceiling fans and BIR in all bedrooms

LOCATION: - 100 meters to Swan River foreshore - 3km to Crown Casino - 3km to Belmont Shopping Centre - 4.5km to Victoria Park cafe strip - 5km to Perth Airport - 5km to Optus Stadium - 7km to Perth CBD

PROPERTY PARTICULARS: Total Strata Area | 194m² Land Area | 152m² Parking | Double carport behind secure gates Pets | By approval of the Strata Company

2022/23 OUTGOINGS: City of Belmont | \$2,096.09 pa Water Corporation | \$1,199.06 pa Strata Levy (Admin) | \$615.83 pa Strata Levy (Reserve) | \$171.56 pa