

**24 Vanderlin Crescent, Ridgewood, WA 6030**



**House For Sale**

Thursday, 9 May 2024

24 Vanderlin Crescent, Ridgewood, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Leanne Waters  
0403006994

## Offers From \$589,000

GRAND OPENING SATURDAY 11th & SUNDAY 12th MAY 12.00-12.30pm ALL OFFERS PRESENTED MONDAY 13th MAY @5pm\*\*PLEASE NOTE THERE IS A VIRTUAL TOUR ON THIS PROPERTY\*\* Bring me back to my former glory! A little kindness and love is required on this 4x2 brick and tile home with so much to offer! Don't miss out. What an opportunity to come in and either add a few touches to make a great rental property to add to your portfolio or put your own personal touches to make this your own. Situated in a great location among quality homes, transport links, freeway access and just a few hundred metres to Ridgewood sports oval this home is ready and waiting to shine again. The virtual tour clearly shows the work required and for any multi talented buyers or families with tradies landscaping, flooring, painting is all that is required. TOP 3 FEATURES: 1) House - 4 bedroom 2 bathroom home on a 574sqm block. Great sized back yard for kids, pets and room for workshop, pool, small granny flat 2) Parking - Side access, often asked for but seldom found in this price range. Safe and secure off street parking for caravan, boat, trailer etc 3) Location - Close to all major amenities that families and investors require in an established suburb. Indoors: Front lounge area Master bedroom is a good size with 2 x walk in robes, ceiling fan Ensuite is fitted with large shower, vanity and toilet Open plan family and dining area Kitchen is complete with pantry, dishwasher, gas hotplate, wall oven Bedroom 2 has fitted robe and ceiling fan Bedroom 3 has fitted robe and ceiling fan Bedroom 4 has fitted robe and ceiling fan Main bathroom is complete with screened shower, vanity and bath Laundry has linen shelves, 2nd toilet Outdoors: Good size street frontage Double auto garage with shoppers entry Double gates for side access Large back garden area Paved Alfresco Hot water system is just over a year old Land Rates \$1895.00 Water Rates: \$900.00 (approx.) Built 2010 Block 574sqm (approx.) Situated in a great location and ready for new owners. Reap the rewards. This property won't last. For any further information please contact Leanne 0403 006 994 See you at the Open Home this weekend! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.