

25 Global Avenue, Harrisdale, WA 6112



Sold House

Friday, 5 April 2024

25 Global Avenue, Harrisdale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 674 m2

Type: House



Gillian Ragan

0894901576

\$950,000

This ROSS NORTH HOME is undoubtedly the best estate in all of Harrisdale. VERTU PRIVATE ESTATE this home is in a family friendly street where you often see the local kiddies playing safely nearby. A tranquil location in a quiet street not far from NORTH HARRISDALE PRIMARY which is a wonderful new Independent Public School that welcomes children from Kindergarten to Year 6. Walking distance or a short drive to Harrisdale High School & Primary School featuring the (GATE) academic program Harrisdale SHS's Gifted and Talented Selective Academic Program. HARRISDALE Senior High School will be fast-tracked from infancy to provide an elite academic pathway for students. A short distance to Carey Baptist College The Harrisdale Campus was established in 1998 and has since grown into a leading co-educational Christian school in Perth's south-east, offering education from Kindergarten to Year 12. FANTASTIC OPPORTUNITY FOR VERTU BUYERS - In the most premier location in Harrisdale, VERTU PRIVATE ESTATE is always the most sought after. A stunning home with lots to offer, this home is in an elevated position & situated in a very pretty treed location near local parks. Harrisdale Shopping Centre is not far, with Aldi / Woolworths a lovely fruit and veg shop and new butcher. Plenty of places to have lunch or dinner, 2 coffee shops for breakfast and a local gym. Public transport nearby and only a 20 minute or so drive to the CBD and International Airport. The NEW Harrisdale Village is walking distance, Bunnings and our Napoli Mercato is also very popular nearby. INSIDENEW Solid Timber Door Entry with Triple Glazed Diamond Sparkle Windows 4 Bedrooms Master is King Size Suite with His & Hers Robes, ensuite has double vanity shower with screen and a bath wc is separate 2 Bathrooms Separate Theatre / Cinema Room OPEN PLAN KITCHEN FAMILY & DINING ROOM Kitchen is light & bright with lots of bench space tiled splash back with 900mm Rangehood & 600mm Stainless Steel Gas Hotplate and Electric Oven. Double fridge space (fridge can stay if you wish) and a bonus dishwasher ATTIC - Dust Proof 30m² with LADDER (current owners use for storage / man cave / study home office area as it has a window) NEED TO KNOW Large Walk In Linen ZONED DUCTED REVERSE AIR CON (with FREE AIR option to bring in fresh cool air from outside, particularly during early morning or evening hours) SOLAR 2.2kw with 12 Panels Broom cupboard in hall ATTIC - Dust Proof 30m² with ladder and timber access door featuring a ballustrade. Fully floored, velux window with solar block out blind, light and GPO power outlet. LED Lighting throughout OUTSIDE Below ground AQUA TECHNICS pool surrounded by lime stone paving, offering generous space for sun loungers. Double Garage with Store Area Additional Carport for 3rd Car / Boat / Caravan Space for shed Reticulation - Front only Gas Storage Hot Water System Outdoor Pitched Patio with Outdoor Blinds Aggregate Patio Area Fruiting Trees - Orange / Lime / Lemon / Olive / Kaffir Lime Builder - Ross North Name - The Cloverdale Built - 2010 Living - 185m² approx Attic - 30m² Garage - 37m² approx Total - 242m² approx Roof - 260m² approx Land - 674m² Rates - \$3,000 approx Water - \$ 450 per bill approx GREEN TITLE LAND IF YOU WISH : Email Gillian if you would like check lists and an expression of interest form ahead of time gillianrangan@gmail.com IF YOU WISH : For OVER EAST buyers I have SOLD many homes this year purchased "SIGHT UNSEEN" Please ask for videos, house plan and photos, see detailed write up. I have checklists for everything to ensure that your purchase goes smoothly, every single buyer I have had has been extremely happy with the result. I am a local resident and can help with everything