

# 26 Glencoe Road, Ardross, WA 6153



## House For Sale

Wednesday, 22 May 2024

26 Glencoe Road, Ardross, WA 6153

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 320 m2**

**Type: House**



Joseph Mansour  
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## PRICE GUIDE AVAILABLE

This modern, immaculate street-front home has three bedrooms on a single level and it's in a great Ardross location, close to the river, Mt Pleasant bowling club, shops and transport, all upon a superb corner 320sqm Survey Strata plot. As you step inside, you are greeted by a warm and inviting atmosphere with the flowing floor plan seamlessly connecting the living, dining, and kitchen areas, creating a spacious and versatile living area. The private and secure brick-and-tile home offers a well-designed layout. It has an open plan kitchen with ample cupboard space and gas cooking, and it overlooks the family area and out onto the gardens and weather proof alfresco area. The outdoor area, complete with café blinds, is impressive. It offers a peaceful retreat for relaxation and privacy. Whether you want to read a book or host a barbecue, this space is perfect for enjoying time with close friends and family. Features include an automated secure garage with shoppers' entry, spacious living area, air-conditioning, private gardens and gas connection. It offers easy access to a range of amenities, too. The location is ideal with only an 8km journey to either the CBD or Freo. The Canning Bridge train station and Canning River are just minutes away by car or you can easily walk and swing past for a coffee at any of the popular local shops on Queens Road or by the river. Westfield Shopping Centre is just up the road, oozing with fashion, food and all things indulgent. PROPERTY PARTICULARS: Area Under Main Roof | 116 m<sup>2</sup> Total Land Area | 320 m<sup>2</sup> Survey Strata Parking | Secure Single Garage Year Built | 2000 Zoning | R40 (Over 55's) Primary School | Ardross or Mt Pleasant Primary High School Zone | Applecross High 2023 - 2024 OUTGOINGS: City of Melville | \$2,113 Per Annum Water Corporation | \$1,355 Per Annum NO STRATA FEES Property Code: 1024