

**27A Bedford Road, Ardross, WA 6153**

**Realmark**

**House For Sale**

Tuesday, 2 April 2024

27A Bedford Road, Ardross, WA 6153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Evensen  
0893883911

## SET DATE SALE - All Offers by 6pm Wed 24 Apr

SUPER RARE, IMMACULATE SINGLE LEVEL HOME! SET DATE SALE - All Offers Presented @ 6:00pm Wed 24 Apr (unless sold prior). This fabulous single level home is perfectly located in the heart of leafy Ardross and is just footsteps to quality schools and the beautiful and recently upgraded Shirley Strickland Reserve. Offering multiple & separate internal and external living areas and well zoned bedrooms, this property will be perfect for young families through to downsizers as well of course as investors seeking an excellent rental return. What we love :- Attractive extra wide frontage with feature bay window- Generous size open plan kitchen/family- Separate dining and second great size living room- Gleaming white kitchen overlooking garden with ASKO dishwasher & plenty of bench space & storage- Large master suite with walk-in-robos and Federation style ensuite- Beds 2 and 3 with good storage- Updated main bathroom with separate toilet- Hard wearing flooring throughout all living areas- Stylish plantation shutters- Sunny, fully enclosed private courtyard- Perfect size separate grassed backyard- Loads of greenery and space around the house- Single carport plus additional single car bay- Well established, easy care gardens Additional features:- Grassed backyard perfect for children- Solar hot water system- Heating and cooling A/C- Great size laundry- Shed What to know:- Mount Pleasant Primary School & Applecross High School catchment- Easy walk to Westfield Booragoon Shopping Centre, Queens Rd specialty shops & Shirley Strickland Reserve- Short walk to Coomoora Rd and Riseley St for convenient access to Perth CBD Outgoings: Council rates: \$1,916.25/pa (approx.) Water rates: \$1,232.00/pa (approx.) Single level homes have become incredibly rare in Ardross and this generous size home with a superb & versatile floorplan will be sure to attract strong interest - be sure to view! SET DATE SALE - All Offers Presented @ 6:00pm Wednesday 24 April unless sold prior. For further details Paul Evensen 0439 923 844 pevensen@realmark.com.au.