

# 28 Northerly Avenue, Ascot, WA 6104

## House For Sale

Monday, 27 May 2024



28 Northerly Avenue, Ascot, WA 6104

**Bedrooms: 4**

**Bathrooms: 3**

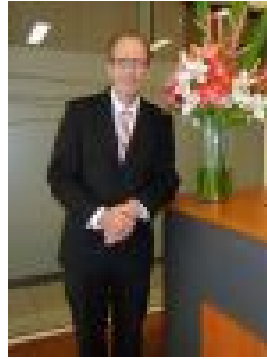
**Parkings: 2**

**Area: 270 m2**

**Type: House**



Tim Tyler  
0418946970



Peter Hall  
0416196438

## Asking Price \$1,399,000

Welcome to 28 Northerly Avenue Ascot Set in the Ascot Waters Estate, the home is maintained in as-new condition, with terrace and balcony views to enjoy. The property is situated on an elevated 270sqm\* block. The home consists of two levels and is well maintained, located a short drive from Perth City and just a stroll to the Swan river foreshore, parklands, Ascot Marina and Ascot Racecourse, Perth domestic and International Airport terminals are 10 minutes' drive. Property features:- Ground floor guest bedroom with ensuite with access to the terrace/courtyard.- First floor master bedroom with ensuite, walk-in robe, with access to the balcony.- Two spacious bedrooms with built in robes.- Large family bathroom.- Ground floor theatre/activity room. - First floor living and study, with solid timber flooring throughout this level.- Entertaining alfresco with timber decking.- Spacious kitchen with quality appliances, stone benchtops, breakfast bar, high-gloss cabinetry.- Open plan ground floor living/dining- Ducted reverse cycle air conditioning throughout with an additional split system wall unit to the Master Bedroom.- Double garage with additional storage area. - Solar PV system

Outgoings Shire Rates \$2,700.96 pa \*Water Rates \$1,667.44 pa \*\*approx Amenities close by: The most notable feature of the suburb is the Ascot Racecourse, enjoy a great day out with family or friends. Only minutes from local parklands, shopping, Crown Entertainment Complex, Optus stadium, the city with the Swan River, Kuljak Island just a short stroll away. Who to talk to: To find out more about this property, you can contact agent. Tim Tyler 0418 946 970 by email at [tim@tylerandsons.com.au](mailto:tim@tylerandsons.com.au) or [sales@tylerandsons.com.au](mailto:sales@tylerandsons.com.au)