

3/40 Boulder Avenue, Ascot, WA 6104

Sold House

Sunday, 13 August 2023



3/40 Boulder Avenue, Ascot, WA 6104

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 774 m2

Type: House

\$765,000

***To be sold via Expressions of interest - Closing Monday 20th November 4pm *** (unless sold prior) OPEN BY APPOINTMENT Tucked away down a central private driveway you will find this Country Style Manor built by renowned Ross North Develop West Homes in this lovely riverside suburb of Ascot. With loads of parking for all your toys such as a large boat or caravan or all the kids cars, this will make the perfect family home or city base for country dwellers or for hectic FIFO exec's that want to be close to the airport for commuting but sitting on a generous private riverside block. The total area of the home inclusive of extra-sized garage + store, and family-size alfresco for the best gatherings is 256.48m. All this sitting on a green and semi-rural block of 774sqm inclusive of the large driveway. Enjoy your walks to the river, or keep fit at the famous Ascot Kayak Club, or commute without hassle to the CBD using the new exciting Redcliffe Train Station promising 15-minute door-to-door stop to the city. The home has a lovely large feel about it with generous living areas and 3 large bedrooms with 2 bathrooms and a theatre room that could be easily turned into a 4th bedroom if you so wished. The kitchen is the central controlling piece overlooking all family and living areas including the outdoor alfresco. Features included but not limited to:

- Ross North Develop West home built in 2006
- One owned home since new
- Country Style Manor with 256.48m of total house area
- 3 bedrooms 2 bathrooms plus theatre room with loads of room for the family
- Heaps of extra parking room for your boat, caravan or families vehicles
- Sprawling feature country verandahs
- Easy care floating wood flooring
- Separate theatre room, which could be used for an alternate 4th bedroom with some alterations
- Professionally painted throughout
- Open family, dining living areas with ceiling fans as well as one large air conditioner
- Central with freestanding chefs style oven and gas cooktop with exhaust rangehood canopy & dishwasher
- Airconditioned master bedroom with walk-in robe and ensuite
- Good size 2nd & 3rd bedrooms
- Supersized garage with extra storeroom and shoppers' entrance
- Bore reticulated gardens from a shared bore

Water rates: \$1,184.62 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1900.47 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.