

# 31 Hardy Road, Ashfield, WA 6054

## Sold House

Monday, 28 August 2023

31 Hardy Road, Ashfield, WA 6054

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 999 m2**

**Type: House**



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**\$1,580,000**

ENTERTAINER'S DELIGHT!! If you love entertaining then look no further! This resort style home is pure bliss. A beautiful 2 storey family home with river and bush land views in the most tranquil and unique location. The top level features are the open planned living and dining rooms with the kitchen right in the heart, featuring quality stainless steel bench tops and breakfast bar. A wall of cedar bi-fold doors to capture the magnificent views and massive balcony overlooking the huge backyard, river and beyond provides a great atmosphere morning, noon and night. Amazing sunsets can be enjoyed from here. There are 2 bedrooms + study on this floor with ensuite to master bedroom and a huge family bathroom. The lower level is virtually a second home featuring delightful massive living area. Large bi-fold cedar glass doors spill out onto the entertaining area. There is also a 2nd master size bedroom with private balcony and own spacious wardrobes and bathroom. Double doors open up to views across the entertaining and pool area. Sit and enjoy the calming resort style feel overlooking the pool with a spectacular rock water feature in your very own tropical oasis. The property benefits a double carport and a fantastic a double lock up garage. This would be ideal if you are a tradesman and wanting to run your business from here or simply to store your prized possessions. An automatic sliding gate and front boundary fence locks off the front yard providing security and a double width paved driveway down the entire length of the ground level to the garages and backyard. There is a further double carport and paved area to side area to build another office or garage. The huge backyard features a resort style patio area with large below ground swimming pool and spa. Alongside the pool is a split-leveled grass area, perfect for family fun and cricket matches. From the lower level grass area, you have direct access to bush lands via a gate. The river and Garvey Park is only a short stroll away, perfect for walks or take your kids and friends for a picnic! Do not miss this rare opportunity to live on the river walk side of Hardy Road where you can carry your kayak to the waters edge or just stroll from your back gate onto the reserve. Soak up the natural bush land environment of the Swan River with its bird life and live within 10 kms to CBD and easy access to Tonkin Highway. Family fun times and parties are all catered for in this amazing home. FEATURES\* 4 Double bedrooms\* 4 big Bathrooms\* Stainless steel bench tops\* Quality kitchen appliances\* Double lock up garage remote door\* Privacy wall electric front driveway gates\* Parking for 6 cars on driveway\* double carport for extra parking\* Sparkling below ground tropical pool with spa\* feature pool waterfall \* 6 R/C split system air-conditioners\* Additional ducted R/C air-conditioning downstairs \* 2 Gas hot water systems\* Under floor heating\* Ducted vacuum system\* 3 Gas bayonets\* 3 Phase power\* 5KW Solar panel system\* Rear Access to wetland recreational walking path.