

**32 Ardross Crescent, Collingwood Park, WA 6330**



**Sold House**

Friday, 3 November 2023

32 Ardross Crescent, Collingwood Park, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 737 m2**

**Type: House**



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**\$601,000**

A pleasant walk or a few minutes' cycle ride from this lovely home takes you to pristine Middleton Beach and vibrant Emu Point, giving you a coveted beachside lifestyle without the premium price tag. In a quiet street on a 737sqm block, this is an appealing, beautifully maintained brick and tile home boasting spacious indoor and outdoor living areas and a versatile layout to delight those appreciating their own space as much as family time. The main living area is a light, airy space incorporating the family room and dining area. There's also a generous lounge at the front as well as a terrific undercover rear deck for barbecuing the catch or relaxing after a swim. With a dishwasher, pantry, new electric cook-top, wall oven and breakfast bar, the kitchen is a big workspace overlooking the family room. At the front of the home, the queen-sized master bedroom has a walk-in robe and modern en suite bathroom with a shower, vanity and toilet. A hallway off the living area leads to the two family bedrooms with built-in robes, the main bathroom with a bath, walk-in shower and vanity, the separate toilet and the laundry. A real bonus of this home is a sunny, king-sized bedroom with its own external entrance from the front and glazed doors onto the deck at the back, making it the perfect guest room or office for a home-based business. Attractive vinyl plank flooring extends throughout most of the home and the bedrooms are carpeted. Tiling, décor and blinds are all in excellent order. The features continue outside, where double gates open into the back yard for access to a garage and a high-clearance port for the caravan or boat. There's plenty of parking on the driveway and space for stowing the trailer. Gardens at the front are mostly water-wise natives with an area of lawn and there's a big lawn at the back along with a garden shed. The block is level and easily accessible and the home is brilliantly presented. With schools, shops and medical facilities within easy reach and the beach just down the road, this will appeal to a wide scope of buyers valuing lifestyle, convenience and breathing space. What you need to know: - Brick and tile home - 737sqm block in quiet street - Open family room and dining area - Lounge - Covered rear deck - Big kitchen with dishwasher, pantry, electric cooking - Master bedroom with en suite shower room, walk-in robe - Two family bedrooms with built-in robes - Fourth bedroom with external access - ideal guest accommodation or home office - Second bathroom with bath, shower, vanity - Laundry and separate toilet - Garage plus high-clearance port for caravan or boat - Ample secure off-road parking - Easy-care gardens and lawns - Walk or cycle to beach via scenic tracks - Easy access to schools, shops, medical facilities - Council rates \$2,591.67 - Water rates \$1,525.99