

**36 Ardrossan Loop, Kingsley, WA 6026**

**Sold House**

Monday, 14 August 2023



36 Ardrossan Loop, Kingsley, WA 6026

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**

**\$785,000**

**\*\* All Offers By Monday 26th June @ 6pm unless sold prior \*\*\*\* The owner has the right to accept an offer prior without giving notice \*\* NOW IS YOUR CHANCE TO SECURE THIS IMMACULATE LIGHT AND BRIGHT 4 BEDROOM 2 BATHROOM FAMILY HOME SITUATED ON A 700M2 CORNER R40 BLOCK JUST METRES TO LOCAL WOODVALE SHOPPING CENTRE, BUS STOP, & ALSO SITUATED IN THE WOODVALE COLLEGE CATCHMENT AREA FEATURES INCLUDE: 3 EXTRA LARGE BEDROOMS ( MASTER WITH WALK IN ROBE & CEILING FAN ) BEDS 2 & 3 BOTH WITH DOUBLE BUILT IN ROBES & 4TH BEDROOM SMALLER WITH NO BUILT IN ROBE TWO LARGE LIGHT & BRIGHT BATHROOMS BIG FAMILY LIVING AREAS INCLUDING LOUNGE & DINING, LARGE OPEN PLAN FAMILY ROOM & SEPARATE MEALS AREA PERFECT FOR THE WHOLE FAMILY TO ENJOY GREAT RENOVATED KITCHEN WITH STAINLESS STEEL ARISTON APPLIANCES INCLUDING DISHWASHER, GAS COOK TOP, OVERHEAD RANGEHOOD AND BUILT IN OVEN & LOTS OF CUPBOARD SPACE EVAPORATIVE AIR CONDITIONING THROUGHOUT THE HOME & LARGE PANASONIC REVERSE CYCLE AIR COND TO MAIN LIVING DOUBLE GLAZED WHITE MODERN WINDOWS THROUGHOUT THE ENTIRE HOME FOR SECURITY AND ADDED BENEFIT OF NOISE REDUCTION, COOLER IN SUMMER AND WARMER IN WINTER NOT TO MENTION THE STUNNING LOOK NEW WINDOW TREATMENTS THROUGHOUT THE HOME OUTDOOR PATIO ENTERTAINING AREA WITH BUILT IN BBQ FOR THOSE FAMILY GATHERINGS FULLY RETICULATED FRONT & BACK WITH ESTABLISHED GARDENS & LAWNS DOUBLE GARAGE WITH EXTRA ENCLOSED WORKSHOP AREA IDEAL FOR THE HANDY MAN & EXTRA STORAGE STUNNING BELOW GROUND POOL FOR THE HOT SUMMER MONTHS RARE SIDE ACCESS FOR BOAT OR CARAVAN GARDEN SHED FOR EXTRA STORAGE ALARM SYSTEM SOLAR PANEL SYSTEM TO ROOF WITH INVERTOR FOR ELECTRICITY SAVINGS GAS HOT WATER SYSTEM GAS BAYONET POINT + MORE WHETHER YOU ARE LOOKING FOR A GREAT FAMILY HOME WITH ALL THE FACILITIES & FEATURES ON HAND OR YOU ARE LOOKING TO INVEST TO SECURE YOUR FUTURE THIS PROPERTY IS SURELY ONE THAT YOU MUST VIEW!! CONTACT JAMES ON 0421 420 450 OR EMAIL [James@professionals.com.au](mailto:James@professionals.com.au) FOR MORE DETAILS OR A VIEWING TODAY.**