

**37 Rathkeale Boulevard, Ridgewood, WA 6030**



**House For Sale**

Tuesday, 23 April 2024

37 Rathkeale Boulevard, Ridgewood, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Leanne Waters

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**Fr \$579,000**

PLEASE NOTE: ALL VIEWINGS STRICTLY VIA THE OPEN HOME!! Opportunities like this don't last long and with scheduled GRAND OPENING both Saturday 27th & Sunday 28th April with ALL OFFERS in by 5PM MONDAY 29th APRIL 2024 Nest or Invest - You have every opportunity to view and secure this well-maintained property in this thriving suburb. It doesn't get much better than this - Stand out from the crowd as this beauty offers plenty of street appeal, this home is instantly appealing to the eye and boasts a combination of brick with a modern rendered finish. Slightly elevated from street level the front porch is the perfect spot to sit back and relax with your morning cuppa and enjoy parkland views. What a great way to start your day! My client's careful consideration with the build plan included sun-drenched living areas with plenty of natural light, a flexible floorplan teamed with an easy-care low maintenance block. A winning combination! Who doesn't love a good sized cottage home! The kitchen and living areas in this cottage home are sure to impress - With 175sqm living you have plenty of room to spread out and furnish with the largest of couches and dining room settings. If in doubt, bring your tape measure. The heart of the home is the open-plan dining and family, overlooked by the kitchen. The kitchen is generous in size - fitted with gas hotplate, under bench oven, pantry, double fridge recess, dishwasher (purchased 9/2023), overhead cupboards, range hood with plenty of bench area to prep meals/use as a breakfast bar. Get ready to cook up a storm! The separate lounge offers a 2nd living area situated at the front of the home and noted as Media room on the floorplan. Depending on your personal needs this area may suit as a study or playroom. Internal features: Master bedroom is a generous size, carpeted with walk in robe and en suite. En suite is light and bright with shower, vanity and toilet. All 3 minor bedrooms are of good proportions, carpeted with fitted robes. Main bathroom is neutral tones with bath, vanity and shower. Open plan kitchen, dining and family area (tiled). Front lounge is a great size, carpeted, light and bright. Laundry is fitted with 2nd toilet and sliding door to courtyard. Linen cupboard, security doors, gas negus point in living area. Large Samsung 7kw Split system air conditioning unit installed in July 2023 (keep cool and cozy for year-round comfort). Outdoor features: Double auto garage via laneway access with shoppers' entry to home - secure parking with sheltered access in the winter months for young families. Paved alfresco for year-round entertaining. Paved pathway from front gate to back gate. Established trees frame the fence line for privacy. All of the hard work has been done and just ready for your own personal touches (planter beds, herb garden, turf or artificial lawn). Fully fenced garden with gates to back laneway. Similar properties are currently renting for over \$600 per week. Savvy investors can expect a great return on this gem. FIFO workers this can be the perfect lock and leave home to call your own - with the easy care low maintenance lifestyle you can relax and enjoy your rostered time off without all the maintenance. Downsizers, first home buyers these properties offer ownership with a block size larger than a postage stamp, an outdoor area that is private and a home that has TWO living areas and NO STRATA. Often asked for but harder to find in this market. Local schools include St Francis of Assisi Catholic Primary, Merriwa Primary school, Butler College, Irene McCormick Catholic College, Butler Primary, East Butler Primary - 3-5 minute drive to Quinns Baptist, Peter Moyes, Mindarie Senior College. Local shopping centre at Lukin Drive Ridgewood includes doctor surgery, dentist, fast food outlets, chemist, child care centre, fitness centre, supermarket, petrol stations, cafe. Nearby facilities and amenities include sports oval, taverns, gyms, IGA supermarket, play centres, transport links..... Freeway access via Lukin Road is just minutes away heading north to Romeo Road or South to Perth city. Run - Don't Walk you won't be disappointed! See you at the open home ☺ If you have any questions, please don't hesitate to contact me. Built: 2013 Block: 375 sqm (approx.) Land Rates: \$2084.32 Water Rates: \$1079.00 Leanne Waters - The Agency m: 0403 006 994 e: [leannew@theagency.com.au](mailto:leannew@theagency.com.au) Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.