

**38 Ridley Road, Woorree, WA 6530**



**House For Sale**

Friday, 3 May 2024

38 Ridley Road, Woorree, WA 6530

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



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## Offers over \$800,000

A unique opportunity presents itself here at 38 Ridley Road, Woorree. This property offers two very comfortable homes, just minutes away from the city. The current owners' attention to upgrades and maintenance is truly impressive. I advise you to book a viewing at your earliest opportunity to fully appreciate it. The re-modelled Chesters and Son's kitchen renovation and new bathroom are just the beginning of the changes made here at 38 Ridley Road.

**THE MAIN HOUSE**

- Brick and Tile construction
- 5 generous bedrooms and 2 bathrooms
- The 5th bedroom can be readily converted for use as a home theatre if required
- Spacious dining, lounge, and family rooms
- Alfresco area with built-in BBQ, a wood heater, ceiling fan and ambient lighting
- Fully reticulated gardens
- Located opposite public open space and bridle paths to the Chapman River

**SECOND HOME**

This charming cottage, built in 2015, features a lovely fully weatherproof front raised deck that almost doubles the house size, providing an enjoyable outdoor living space. Positioned to take full advantage of the site's northerly orientation with views to the Moresby Ranges. The dwelling offers a spacious living area, bathroom, laundry, open plan kitchen, and dining area with Tassie oak flooring. It provides complete independence from the main house, ideal for extended family members or as a source of passive income.

**Additional Features**

- Termite barrier completed around the house and cottage with annual checks
- 3-bay carport
- 5kW solar system with 20 panels
- 125m<sup>2</sup> main shed rewired and new lights
- Passionfruit, lemon grapefruit, orange mandarin lime fig macadamia and mango trees are in a reticulated orchard
- Fox-proof, chook yards, round yard, stable, solar-lit tack room, new 3-bay hay shed with 4000ltr water tank
- Total land area: 1.21 hectares (3 acres)
- Water rates: \$616.73 per annum
- Council rates: \$3,800.00 per annum

38 Ridley Road is definitely one of those special serene places that cannot be appreciated from afar. Take time to come out and hear the birds and appreciate this little slice of nature. Your viewing is welcome. \*Please be advised that this information has been supplied to the best of the agent's knowledge; however, it is always advisable for you to complete your own research and due diligence in these matters. For further information contact Janette Brennan at Ray White on 0417 091 665.