

# 38 Vanderlin Crescent, Ridgewood, WA 6030

THE AGENCY

## House For Sale

Sunday, 26 May 2024

38 Vanderlin Crescent, Ridgewood, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 576 m2

Type: House



Leanne Waters

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## OFFERS FROM \$599,000

**\*\* GRAND OPENING SATURDAY 1ST JUNE & SUNDAY 2ND JUNE @ 12.00-12.45pm ALL OFFERS IN BY TUESDAY 4TH JUNE @ 3pm 3D WALK THROUGH VIDEO on LINK**

BELOW <https://captur3d.io/view/the-agency/38-vanderlin-crescent-ridgewood-6030> Welcome HOME! - I am delighted to offer this lovely home to the market - Boasting 4 bedrooms two bathrooms sitting on a slightly elevated 576sqm block in the booming northern suburbs of Ridgewood. Nest or Invest! Great presentation throughout set among quality homes in family friendly neighbourhood with easy access to all local amenities. The front elevation commands a sense of presence featuring warm tones to rendered brickwork teaming perfectly with cedar coloured garage door and gables. Warmth exudes the home's interiors which are drenched in natural light through large windows and views across the well maintained back yard. With an airy paved patio - expansive lawn area there is plenty of room for social gatherings, bbqs and parties. This beauty ticks all the boxes for owner occupiers/investors alike. Don't miss this opportunity to secure 38 Vanderlin Crescent Ridgewood. This property has something for everyone and well worth viewing in person or via property video. Children and pets will have the time of their lives with this lovely private and secure back garden to call their own! Family and pet friendly - Often asked for but seldom found. These larger established blocks are just perfect for growing families and buyers that enjoy an outdoor lifestyle. An established grape vine will have plenty of fruit in the summer months. Casual meals are best enjoyed at the breakfast bar or step outside for alfresco dining. For privacy, all three minor bedrooms are nestled towards the rear of the layout with the master enjoying a walk in robe and well appointed ensuite. The minor bedrooms have built in robes and are across from the main bathroom, laundry and toilet. Indoors: Front lounge area (carpeted) or ideal study if you work from home. Master bedroom with walk in robe, ceiling fan, carpeted Ensuite fitted with vanity, toilet and screened shower. Privacy door to main living area. Bedroom 2 is fitted with robe and carpeted. Bedroom 3 is fitted with robe and carpeted. Bedroom 4 is fitted with robe and carpeted. Main bathroom is fitted with shower, bath and vanity. Large open plan kitchen, dining, family room with air con unit (laminated flooring teamed with skirting boards) downlights, sliding door to outdoor area. Kitchen is fitted with gas hotplate, wall oven, pantry, fridge recess, microwave recess and an extended bench area with extra cupboard storage. Shoppers' entry into garage. Laundry is complete with 2nd toilet and linen cupboard. Outdoors: Reticulation to gardens and lawn. Double auto garage with rear roller door to back yard. Extra parking to front on street verge. Fully fenced private and secure back garden. Solar hot water system. Garden shed. Paved driveway with extra parking at the front. Built 2007. Block 576sqm (approx). Ideally suited to a variety of buyers and investors alike this beauty won't last long. Great presentation throughout set in a sought-after location make this an opportunity not to be missed. With a selection of both public and private schooling ranging from kindy to senior high school all within a 5 minute drive, local shops and shopping centres, freeway access, bus routes only a few hundred metres away, day care centres all other infrastructure that families and investors require. I look forward to meeting you all at the open home and happy to answer any further questions. PLEASE NOTE: The property tour was completed on 21.5.24 and this property is currently owner occupied. 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.