

# 4 Breaksea Way, Ridgewood, WA 6030

## Sold House

Friday, 1 March 2024

4 Breaksea Way, Ridgewood, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 553 m2

Type: House



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**\$674,000**

Welcome to 4 Breaksea Way Ridgewood, a beautifully presented 4-bedroom, 2-bathroom house situated on a 553sqm block offering the perfect blend of comfort, style and all within close proximity to local parks, schools, shops and transport routes. Features Include: • Solar Panel System. • Ducted evaporative air conditioning throughout. • Security Alarm System. • Plenty of room for parking - The double paved driveway extends through to the double carport. • Gated access to the backyard off the carport area for additional convenience. • Covered entry area. • Security screens to doors and windows. • Separate front lounge room with study nook, feature roller blinds and split system AC • The generously sized master bedroom boasts a feature wall and comes complete with a modern ensuite and WIR. • Open plan kitchen, meals and family area overlooks back yard and alfresco - a great set up for entertaining friends and family. • Kitchen with plenty of bench space, 4 burner st/st gas cook top, st/st electric oven, dishwasher, fridge / microwave recess' and views to patio area. • Updated, modern family bathroom with separate shower recess and bath. • 2 of the minor bedrooms have BIR's. • Laundry with linen cupboard and side access to back yard. • Additional W/C off the laundry • Large gabled patio with feature outdoor tropical themed fan / lights, liquid limestone flooring overlooks the lush gardens • Spacious backyard with well maintained lawns, established garden areas and garden shed • Gas Storage Hot Water Unit • Plus much more! Further Property Info: • Block Size 553sqm Zoned R20 • Water Rates: \$997.77 (Total for 22/23 financial yr), \$708.79 (Amount for current financial year to date for period 01/07/2023 to 29/02/2024) • Council Rates: \$1814.29 (23/24 financial year) With a well thought out floor plan, manicured lawns, gardens and generously sized outdoor entertaining area, this property offers a serene and relaxing atmosphere. This property is perfect for families, first home buyers or for those looking to add to their investment portfolio! The price guide for this property is "Offers from \$599,000", making it an excellent opportunity for buyers looking for a quality home in a desirable location. Don't miss out on the chance to make this listing yours, contact us today to arrange a viewing and see for yourself the potential and value this property has to offer. For viewing / enquiries please email us via web advert or you can call the office on (08) 9419 7933 | Rachael Francis 0447 001 537 or Amanda Griffin 0455 455 338. DISCLAIMER: The details of this property listing have been prepared for advertising & marketing purposes only. Gem Property Sales & Management have made every effort to ensure that at the time of preparing this advertisement the information is believed to be reliable & accurate. However, clients/buyers must carry out their own independent due diligence to satisfy that the information provided herein is correct and meets their expectations. In regards to rental estimates we recommend asking agents for a full rental appraisal at the time of submitting an offer if you are buying the property as an investment.