

# 4 Denison Turn, Ridgewood, WA 6030

## House For Sale

Tuesday, 2 April 2024

4 Denison Turn, Ridgewood, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 558 m2

Type: House



Leanne Waters  
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**From \$680,000**

PLEASE NOTE: VIRTUAL TOUR LINK IS AVAILABLE TO VIEW

<https://my.matterport.com/show/?m=FkRvVX9vVyZ> GRAND OPENING SATURDAY 6TH & SUNDAY 7TH APRIL

12.00-12.30pm It's my pleasure to present this beautifully well-appointed 4x2 family sized home to the market. Built in 2007 on an established 558sqm block. Nest or invest - this beauty has it all! Perfectly positioned in a quiet street with great neighbours, great location and boasting a family friendly floorplan appealing to younger and older families alike, down-sizers, professional couples, retirees, FIFO workers make sure you catch the open homes or view the virtual tour. This property won't last long on the market! With a winning combination incorporating size, space, below ground sparkling pool, pristine presentation... What are you waiting for? One of my favourite places in this home is the open plan living area - Large windows offer pool side vistas. You can sit back in the cabana and enjoy sunset drinks or your morning coffee! My clients have enjoyed calling this address "home" ! Over the years my clients have upgraded and meticulously maintained this property ensuring a low maintenance lock and leave lifestyle, which suited their needs. Phone apps via wifi can turn on your reticulation, open garage doors and view CCTV cameras. Set and forget - Safe and secure if you like travelling for weeks/months, low maintenance when working away on a FIFO roster, easy care rent ready property for landlords to add to current property portfolios. Top 5 Reasons to view this home: 1) Great presentation throughout featuring a good-sized family home close to all major amenities 2) Extra parking available for boat or caravan, this house has a wide frontage with set back from the street and could easily allow a paved area for parking and or storage 3) All bedrooms are queen size and master suite is king size. 4) Loads of extras including - solar panels, batts insulation, pull down attic ladder for extra storage in the roof space, CCTV cameras, ducted air conditioning, sparkling below ground pool with cabana for poolside entertaining. 5) Move in ready for owner occupiers and tenants alike. This home has been well-maintained and upgraded in areas. Indoors: Kitchen is well fitted with extra-large bench space and work top, wall oven, gas hotplate, rangehood, fridge recess, pantry, microwave recess, dishwasher. Theatre room with double privacy doors, new carpet and bulb replacement for another 200+ hours of movies and sports. Built in speakers provide the surround sound for movie nights. The free-flowing floorplan includes a family sized kitchen, family, dining and lounge area which offers enough space to design and configure your furniture to suit your families' requirements. Flooring features large porcelain tiling to living areas and carpet to bedrooms. Master bedroom is king size with 2 walk in robes. Ensuite has recently been refurbished with a sleek, modern vanity and mirrored storage cabinet. A screened shower and separate toilet. Bedroom 2 is queen size with built in robe (carpeted) Bedroom 3 is queen size with built in robe (carpeted) Bedroom 4 is queen size with built in robe (carpeted) Main bathroom is fresh and tidy with bath, vanity and shower. Separate toilet. Laundry is well fitted with fitted bench and tub, walk in linen cupboard. Skirting boards to living areas, led down lights, gas NEXUS point in living area. Outdoors: Sparkling below ground pool with stunning water feature (NEW POOL PUMP) Cabana area for poolside drinks. Liquid limestone back garden area (low maintenance for lock and leave owners) Established gardens with lighting upgrades. Double auto garage with shoppers' entry. Electric single roller door to rear of garage for easy access to back garden. Large wide street frontage with reticulated gardens and lawn. Solar panels (great saving on your power bills) 6Kw. CCTV cameras front and rear for added security and peace of mind. Local shopping centre at Lukin Drive Ridgewood includes doctor surgery, dentist, fast food outlets, chemist, childcare centre, fitness centre, supermarket, petrol stations, cafe. Nearby facilities and amenities include sports oval, taverns, gyms, IGA supermarket, play centres, transport links, freeway access, parks with a great selection of private and government schooling in surrounding neighbourhood. Bus route and bus stop near the end of the street. Built 2007 with over 219sqm living Block: 558sqm (approx.) Land Rates: approx \$2,200.00 per annum Water Rates: approx \$1,400.00 Rental Appraisal: \$ 650.00+ per week Contact Leanne Waters for any further information 0403 006 994 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.