

42 Ardross Crescent, Collingwood Park, WA 6330



House For Sale

Saturday, 11 November 2023

42 Ardross Crescent, Collingwood Park, WA 6330

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 788 m2

Type: House



Lee Stonell

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Offers Above \$395,000

Buyers searching for an attractive home on a good-sized block within easy reach of schools, shops and the beach should check out this ripper of a property. It's an excellent proposition for families needing space for kids and pets to play, for couples who love their big garden, and for investors looking for a well-maintained property with solid rental returns. On a 788 sqm block in a quiet street, the brick and tile home has been modernised in recent years to present as comfortable, welcoming and practical. A neatly trimmed front hedge shelters the home from the road and provides privacy, while at the end of the driveway is a powered double-bay Colorbond garage complementing the carport at the side of the house. There's plenty more parking and turning space besides. Inside, the main focus of the home is the spacious open living area comprising a family room and dining space. At the far end, the kitchen boasts smart ivory cabinetry and gas cooking, and the sink overlooks the back yard. Next to this is the laundry, then the separate toilet and the bathroom with a bath as well as a walk-in shower and vanity. At the front is the main bedroom, a king-sized room with a full-length window. Of the other two, one is a double with a built-in robe and the third is a good-sized single. Hardwearing ceramic floor tiles are fitted throughout the living rooms and hallway, and all three bedrooms are carpeted. Blinds and décor are in good condition throughout. The block is a real bonus, with lawns front and back, a few native trees for character and a fully enclosed yard, where there's a paved area with a built-in barbecue. A more sheltered option for outdoor relaxation is the covered front patio. Kids can cycle the 2km to the beach. The shopping centre, medical facilities and schools are a little further, while town is about five minutes' drive away. This property is currently leased at \$430 per week on a fixed term tenancy until 31 May 2024. Please contact Lee Stonell on 0409 684 653 or lee@merrifield.com.au to arrange an inspection if you do not require possession before the end of the lease. What you need to know: - Modernised brick and tile home - Serviced 788 sqm block - Only 2km to beach, easy access to schools, shops, medical facilities - Excellent proposition for families, couples, rental investors - Open family room and dining area - White kitchen with gas cooking - King-sized master bedroom - One double bedroom with built-in robe; one good-sized single bedroom - Bathroom with bath, walk-in shower, vanity - Separate toilet - Laundry - Ceramic floor tiling, good blinds and decor - Fenced back yard - Lawns front and back - Powered double garage/workshop - Carport - Good parking and turning space - Quiet street 5 mins' drive from town - Currently leased until 31/05/2024 at \$430 per week - Council rates \$2,317.60 per annum - Water rates \$1,525.99 per annum