

43 Boulder Avenue, Ascot, WA 6104



House For Sale

Friday, 17 May 2024

43 Boulder Avenue, Ascot, WA 6104

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 847 m2

Type: House



Sean Posner
0894437088

Offers starting from \$950,000

LIFESTYLE LIVING IS OFFERED HERE IN EXCLUSIVE ASCOT43 Boulder Avenue is absolutely full of original Character and Charm, giving the future and very fortunate buyer the 'Picture Perfect' family home in this great lifestyle focused location. Classic style is throughout and character features are sprinkled everywhere on this large and spacious 847 sqm block. So much HOME SPACE plus the BIG LAND size, currently zoned R20, gives you many options to start creating all the vibrant Living, Family and Entertaining areas to suit your new found Ascot lifestyle, and be positioned only 500 metres from the banks of the Swan River plus the nature of Garvey Park. WOW! - BEGIN THAT FUTURE ADVENTURE RIGHT NOW • 3 big Bedrooms and 2 well appointed Bathrooms. • Stylish living areas of Lounge and the open plan highlight of the Dining and Family rooms • Home Chef Kitchen, ideal for family meals plus overlooking the feature entertaining areas, inside and out. • Timber decking on a fantastic rear Patio, easily accessed through Colonial double doors from both the Family and Main Bedroom locations plus having the best of views to the landscaped backyard. • Saltwater Pool completed with the classic features of liquid limestone paving and the shady Gazebo. • With an Alfresco designed open style, the spacious Poolside entertaining area provides a perfect BBQ spot for all family and friends to get together. • Dual roller door shed, Colorbond in make and 6x7m in size, AND having all the room to secure the most 'treasured equipment' like the bar fridge, pool table, tools and ride on mower! • Lawns, trees and gardens, all maintained by a good strength bore and well reticulated for both front and back lawns. • Great driveway spaces for multiple cars, caravan, trailer and the boat parking. • Plus don't forget to appreciate the rare Character highlights!....3 metre plus high ceilings throughout, iron roofing, jarrah floors, ornate ceiling roses, ornate cornices, picture rails, high skirting boards, leadlight windows - all charming touches spread throughout this home. ***And the ASCOT address, with all the lifestyle location positives! - the Swan River, the Parks, the Bike trails, the Walking areas, the Kayak Club and how about the EASY access to the Airports, Trains, Buses plus be just minutes from Guildford and the Swan Valley. Then venture into the City, Crown Resort or Optus Stadium - working or playing, this well located RIVERSIDE suburb offers a lot of lifestyle value. PRESENTING ALMOST LIKE NEW - SEEING IS BELIEVING! ARRANGE YOUR PRIVATE WALK THROUGH NOW BY GETTING HOLD OF SEAN FOR MORE DETAILS. 04111 46430 or email sean@propropertygroup.com.au