

**45 Ridgedale Street, Haynes, WA 6112**

**House For Sale**

Tuesday, 9 January 2024



45 Ridgedale Street, Haynes, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 510 m2**

**Type: House**



David Edmonds

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## Awaiting Price Guide

\*Internal photos to be published on the 10-11th of January\*Springtime estate is located along side of the Wungong River and Neerigen Brook with stunning views of the river foreshore & wildlife, surrounded by trees & Plenty of landscaped parks, recreational areas for kids & adults, gazebo & BBQ facilities all close by .Home features: Built 2018, on a 510m<sup>2</sup> block, home area 302m<sup>2</sup> plus side patio4 spacious bedroomsOpen plan kitchen, dining & family roomGames room with feature wood wall claddingSeparate theatre room – double doorsWith 3 living zones this huge home is perfect for the growing family to have their own separate spacesKids' activityA modern and stylish kitchen centrally located in the heart of the home offering:Stone top benches, stainless steel appliances, 90cm gas hotplates, double ovens, ample bench and cupboard space, double kitchen sinks, bin draw, dishwasher, fridge and microwave recess, double door pantry, bonus scullery with kitchen sinkMassive master bedroom with large walk-in robe and stunning ensuite with double stone top vanities, shower with double shower heads, separate toiletGood size kid's bedrooms, all with double mirrored sliding robes & carpetsMain bathroom, separate shower, and bathSpacious laundry, linen, & broom cupboard, bench space Outside features:The backyard is low maintenance, featuring alfresco area with outdoor kitchen with sink, side access with full length patio, small artificial grass area at the rear for the petsAdditional features:Paved outdoors area, separate toilet / powder room, zoned ducted reverse cycle air conditioning throughout, Solar Panels, Reticulated – front gardens, electric roller shutters, instantaneous hot water system, heavy duty security screens - triple locksSpringtime estate link:Land Estate Near Perth with River Frontage - Springtime in HaynesHilbert and Haynes future upgrades, 4 new schools, town center, supermarket, specialty shops, food & dining options, \$115M Armadale Regional Recreation Reserve - a variety of sports and amenitiesAmenities close by:Schools:Willandra Primary School, Seville Grove 2.3km, Cecil Andrews College, Seville Grove 2.6km, Challis Primary School Armadale 3.2km, Kelmscott John Calvin School Champion Lakes 4.9km, Armadale Senior High School Armadale 5.7km, Grovelands Primary School Camillo 5.8km, Kelmscott Senior High School Kelmscott 6.1km, John Wollaston Anglican School Camillo 7.2kmClose by:Public Transport (Bus) 700m, Bunnings Armadale 1.5Km- , Haynes Shopping Centre 1.3km, Armadale shopping centre 5km, Armadale train station 5kmRecreational:Wungong Park, Haynes 400m, Sienna Wood Explorer Park Haynes 2.6km, Shipwreck Park Hilbert 4.4km, Armadale Fitness and Aquatic Centre Seville Grove 5km, Champion Lakes Regatta Centre Champion Lakes 5.5km