

**65 Sedgeland Way, Ascot, WA 6104**

**Sold House**

Monday, 13 May 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 220 m2**

**Type: House**



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**\$1,300,000**

5 buyers... 32 offers! Curious? Ask me how! 3 bedroom... 2 bathroom... 1 study... 2 car... 3 level EXECUTIVE family home ready to start a new chapter! You will FALL IN LOVE with this one. Nestled at the conclusion of a row of residences bordering the picturesque "Linear Park" that traverses the heart of Ascot Waters Estate, this low-maintenance, 220sqm abode offers an ideal lock-and-leave lifestyle. Enjoying a privileged position, it affords sweeping 180-degree vistas of the park, the serene Freshwater Lake, and the verdant parklands along Waterway Crescent. Additionally, ascend to the Loft balcony for captivating views of the city skyline, providing the perfect vantage point for spectacular fireworks displays. QUALITY: Crafted in 2004 by esteemed builders Webb & Brown-Neaves, this residence embodies meticulous attention to detail and a commitment to superior craftsmanship. Distinctive features include lofty ceilings and generously proportioned rooms, forming the foundation of the home's enduring quality. Throughout, refined materials such as solid Jarrah door frames, Italian honed porcelain Bluestone floor tiles, and Jarrah timber floors exude understated elegance. Indulge in the luxury of stone benchtops, an alarm system, and smart wiring for CCTV, complementing the impeccable finishes. The chef's kitchen boasts premium appliances including a double black Blanco kitchen sink, an Ariston oven, and a Fisher & Paykel gas hob. Further enhancing comfort and convenience are fully automated WIFI-compatible window treatments and an auto-retractable patio awning. SPACE: Spanning three levels, this residence offers a remarkable 330sqm of living space, inclusive of the garage, balconies, and ancillary areas. Despite its compact block, the home maximizes its footprint, providing ample room for living and entertaining while capitalizing on the surrounding landscape. EASY LIVING & VIEWS: Designed for effortless living, this home is the epitome of convenience and relaxation. Whether hosting lavish gatherings or embarking on extended travels, enjoy peace of mind knowing that the low-maintenance lifestyle extends beyond the property's walls. With expansive lawns tended to by the council and nearby amenities including the tranquil Freshwater Lake and riverside wildlife, every day feels like a retreat. \*\*Would suit buyers in the low 1 millions\*\* Contact your LOCAL ASCOT selling agents Paul Brookes on 0408940156 or Cameron Hall 0406726104 for prompt further information including inspection times. Service with a smile! 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.