

# 69 Waterway Crescent, Ascot, WA 6104

## House For Sale

Tuesday, 9 April 2024

69 Waterway Crescent, Ascot, WA 6104

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 200 m2**

**Type: House**



Brad Triplett  
0865575000

## UNDER CONTRACT

PLEASE CALL BRAD FOR A PRICE GUIDE – 0429 636 536 PREMIUM “ASCOT WATERS ESTATE”  
LOCATION WATERFRONT LIVING, DIRECT VIEWS FROM EACH LEVEL OF THE RIVER LITERALLY METERS FROM  
THE RIVER PARKLANDS RIGHT OUT FRONT IS AN EXTENSION OF YOUR BACKYARD SET UP WITH A PRIVATE  
STUDIO WITH ITS OWN ACCESS STUDIO PERFECT TO ADD INCOME OR TO BE USED AS A  
GUESTHOUSE PERFECTLY RENOVATED THROUGHOUT WITH LOVE FROM THIS OWNER 15 MINUTES TO  
PERTH AIRPORT, 20 MINUTES TO THE CITY VACANT POSSESSION, READY TO OCCUPY VIEWING  
ESSENTIAL\*\*OFFERS CLOSING: All offers will be presented on or before Monday the 15th of April, by 5:00 pm. The seller reserves the right to accept any offer prior to the end date without notice. Stuningly situated directly opposite the lovely Freshwater Park right beside our picturesque Swan River at sought-after Ascot Waters, this sublime 4 bedroom 3 bathroom residence offers contemporary comfort across two impressive levels, with an emphasis on low-maintenance living and overall security. A lockable entry gates reveals a spacious and paved entry courtyard that is also perfect for delightful fresh-air outdoor entertaining, complemented by sprawling tree-lined views. Downstairs, a beautiful open-plan family, dining and kitchen area is more than generous in its proportions and enjoys direct courtyard access, as well as gas-bayonet heating, a corner storage pantry, double sinks, a range hood, gas cooktop, separate oven and more. Upstairs, the sleeping quarters consist of a huge master suite with a bubbling corner spa bath, a separate shower, twin “his and hers” vanities, a walk-in wardrobe and a separate toilet, built-in double robes to both spare bedrooms and a relaxing second lounge room – or retreat – at the top of the landing. Notable extras include a large studio, third bathroom and a separate back courtyard off the main living zone. A double lock-up garage at the rear completes this exceptional package. Leisurely river walks aside, you can stroll to the Ascot Racecourse from here, as well Ascot Waters Marina itself. You will also fully appreciate living so close to Perth’s new-and-improved airport system, the Crown Towers (and entertainment complex) and our world-class Optus Stadium in nearby Burswood and within easy access of the CBD and other surrounding entertainment hubs, the freeway and several linking highways, public transport, top schools and excellent shopping centres. The dream location truly does exist! Features: • 4-bedroom, 3 bathroom • 2 storey property • 200 sqm lot • Secure 2 car garage located at rear of property • Separate studio with own access • Ducted air-conditioning throughout • Security doors • Gas hot-water system • Large spa bath, shower and separate toilet in ensuite • Large walk in wardrobe to main bedroom • Built in robes to both minor bedrooms • Polished concrete flooring throughout • Separate laundry • Modern finishes • Feature lighting throughout • Approx. 750m to Ascot Racecourse • Approx. 3.8km to Redcliffe Train Station • Approx. 1.7km to Belmont Primary School • Approx 6.7km to Trinity College • Approx. 4.9km to Optus Stadium • Approx. 10.5km to Perth Airport For further information, please contact Brad Triplett on 0429 636 536. Shire Rates: \$2,388.76 p/a Water Rates: \$1,446.16 p/a