

1/114 Ryrie Avenue, Como, WA, 6152

House For Sale

Monday, 28 October 2024

**Jones
Ballard**

1/114 Ryrie Avenue, Como, WA, 6152

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nik Jones

0894741533

Appealing Single Level 'Builder's Own' Home

Ideally positioned on an elevated street front block in a brilliant 'Avenues' location, this appealing single level home is being offered for sale for the first time since being beautifully crafted by its Italian builder owner in 1995. Featuring the exceptional build quality and additional extras that you would expect in a builder's own home, this superb residence has been designed with family living in mind, and with exceptional features such as very high ceilings, spacious bedrooms and living areas, and extensive built-in cabinetry throughout, this immaculate home has been lovingly cared for by the current owners, while still leaving plenty of scope for the next family to add their own modern personal touch, to make it their own.

The flexible floor plan can be adapted to suit your family's needs as your requirements change over time, and the prime 452sqm block provides plenty of room for outdoor entertaining, as well as large spaces front and rear, ideal for creating grassed play areas for children and pets, or even space for a pool. If you are tired of looking at basic, over-priced project homes, and are looking for a solid, quality-built home that offers genuine space and style, providing the perfect foundation to create a lifetime of memories, then your search may finally be over.

- ? Appealing single level brick and tile 'builders-own' home
- ? Front lounge/sitting room, ideal for relaxing with a good book
- ? Big central dining area, with extensive built-in cabinetry
- ? Open plan main living and entertaining zone, flowing to outdoor living
- ? Spacious kitchen overlooking main living areas to the back yard
- ? Large master bedroom, bay window, mirrored robes, large ensuite
- ? Both oversize minor bedrooms with, rear garden outlook
- ? High 32-course ceilings throughout, providing a sense of space and light
- ? Extensive built in storage space throughout the home
- ? Ducted reverse cycle air conditioning, security screens
- ? Oversize double garage with 2.35m high entry, ideal for large vehicles
- ? Prime 452sqm street front lot with wide 15.8m frontage
- ? Large front and rear gardens, plenty of room for kids and pets to play
- ? Easy care grounds, bore, lock up storeroom, fresh rainwater tank
- ? Great location close to the area's best schools, short walk to Penrhos

Our last few similar homes have sold within days of hitting the market, so be sure to be amongst the first to view at this week's Home Opens to avoid missing out. For further information, including guidance on pricing, please contact Nik Jones, or for the fastest, most detailed response, please send an email enquiry directly from this website.

THE DETAILS:

Local Authority: City of South Perth

Council Rates: \$2,690.90 per annum

Water Rates: \$1,505.81 per annum

Disclaimer: Whilst every care has been taken in preparing this advertisement and all information is provided in good faith, neither the agent nor the seller accept responsibility for any errors, omissions, or mis-descriptions. Prospective buyers should make their own independent enquiries to their full satisfaction in relation to the property prior to submitting an offer.