

**108 Ashmore Avenue, Two Rocks, WA 6037**



**House For Sale**

Wednesday, 10 July 2024

108 Ashmore Avenue, Two Rocks, WA 6037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 510 m2**

**Type: House**



Angela Moore

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**\$750,000+**

Secure yourself this immaculate 4-bedroom, 2-bathroom home! Boasting high ceilings, an in-ground pool and outdoor spa, cozy theatre room, study, additional study nook with a very comfortable alfresco entertaining area to enjoy whilst you wait for the warmer months to arrive! To the front of the property, is your expansive master bedroom featuring soaring high ceilings that amplify the sense of space and airiness. Perfectly climate-controlled with a modern split system, this room ensures year-round comfort. 'His and hers' walk-in robe (WIR), providing ample storage and organisational space, adding both functionality and elegance to your daily routine. In the heart of the home you'll find your dedicated theatre room, enhanced by roller shutters that allow you to effortlessly control natural light and create the ideal ambiance for movie nights or relaxation. A modern open plan kitchen, equipped with good quality stainless steel appliances that blend efficiency with style. Adjacent to the bedrooms, a convenient study nook ideal for work or study. Each bedroom offers comfortable living space, built-in robes and fans for the warmer months, ensuring privacy and comfort for every member of the household. Set on a generous 510sqm block with easy-care gardens to the front of the property, to the side one of the most important features this property has to offer.... a private double gate access to hide away your boat, caravan or favourite special toy with additional parking to the front!

**Features:**

- Built 2013 | WA Building Company | 510sqm block
- Master bedroom with high ceilings, ensuite and his and hers WIR
- Bedrooms 2, 3 and 4 with built in robes, ceiling fans
- Theatre room complete with roller shutters for a cosier experience
- Open plan spacious kitchen with stone bench top, stainless steel appliances
- Split reverse cycle to master bedroom, theatre and living
- Honed aggregate Alfresco area with additional gazebo extension
- Glass balustrade fenced in outdoor under ground pool and spa
- Reticulated automatic front lawns and gardens
- Double garage with extra height
- Garden shed
- Complete water filtration system
- Solar power system
- Hot water system
- NBN connected

**Rates & Local Information:**

- Water Rates: \$1,222
- City of Wanneroo Rates: \$2,200
- School Catchment: Two Rocks Primary School, Atlantis Baptist College

Conveniently located in the coastal suburb of Two Rocks of the Atlantis Estate, it's only a quick few minutes drive to all your local amenities, recreational facilities, schools and the Two Rocks Marina. Be quick, don't miss this beauty of a property! Call me today! Angela Moore 0421 951 088 | [angela@plr.net.au](mailto:angela@plr.net.au) | [@angelamoore\\_realestate](https://www.instagram.com/angelamoore_realestate)

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