

**228 Ferndale Crescent, Ferndale, WA 6148**

THE AGENCY

**House For Sale**

Saturday, 29 June 2024

228 Ferndale Crescent, Ferndale, WA 6148

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Judy Duggan  
0413096795

## EXPRESSIONS OF INTEREST

Judy Duggan and The Agency are proud to welcome you to 228 Ferndale Crescent. Ferndale, one of Perth's best kept secrets, known for its riverside lifestyle and picturesque walking trails. On offer is a functional & modern 3x1 family home that exudes comfort and style like no other. Situated in a perfect locale, close to the river reserve, boasting a huge 842sqm corner lot with subdivision potential (STCA) With added features such as a built-in gas log fireplace, a luxurious renovated bathroom with dual access plus a second WC, ducted evaporative air conditioning, new patio, a huge powered workshop with side street access that's fully secured by a full length sliding gate, this home really must be seen to be fully appreciated. This welcoming abode centres around a stylish updated kitchen, the very heart of the home, with ample benchtop space, stainless steel appliances, and integrated cabinetry providing plenty of storage. What's to love:

- Good size Master bedroom with 4 door full height BIRs and ceiling fan
- Spacious minor bedrooms with double door full height built in robes and a ceiling fan in B2 and triple door full height BIRs in B3
- Renovated bathroom with a walk-in shower, corner vanity with a granite benchtop, full height tiling, 3 in 1 exhaust fan, and WC with convenient dual access from the master bedroom and hallway and a second WC between the minor bedrooms
- Upon entry the front living room welcomes you with a stunning built in gas log fireplace, ceiling fan plus a dining area or home office with a perfect vista to the outdoors
- The updated Chef's kitchen features ample benchtop space with a convenient breakfast bar, tiled splashbacks, stainless steel 885mm gas cooktop and integrated dual oven, oven/ grill, built in microwave cabinet and double fridge recess, boasting a vast amount of storage including a handy pot drawer, built in pantry plus overhead cabinetry
- Neutral colour palette throughout
- Ducted evaporative air conditioning
- The open plan area leads out to the stunning outdoor entertaining area with a new patio for year-round entertaining
- All windows on the front façade have been tinted for year round comfort
- Reticulated front grassed area plus a huge backyard for the kids to play
- Huge powered workshop with separate side street access, fully secured by a full length sliding gate plus an additional hardstand area, just perfect for parking a caravan/boat/trailer
- Secured auto garage (new roller door) with tandem parking plus additional driveway parking
- New gutters and downpipes throughout
- Updated fencing and gates throughout
- Solid 1978 build, brick & tile home
- Set on a vast 842sqm R20 sub-divisible corner lot (subject to approval)
- Located in the award-winning Lynwood High School zone
- City of Canning annual rates approx. \$1722 / Water rates \$1103 approx p.a

This riverside locale is ideally located in close proximity to a host of desirable amenities as well as walking distance to the Westfield Carousel Shopping and entertainment precinct and nearby to Stocklands Riverton Shopping Centre, Cafes, reputable schools, Riverton library, Riverton Leisureplex, medical centres and the Canning River reserve with 21kms of tranquil walking trails and stunning parklands and only approximately 14kms from the CBD. Call Judy on 0413 096 795 to arrange a viewing, with all that's on offer this property won't last long! 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.