

**23 Ardross Crescent, Collingwood Park, WA, 6330**



**House For Sale**

Wednesday, 14 August 2024

23 Ardross Crescent, Collingwood Park, WA, 6330

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Darren Leslie  
0414888244



Rhett Bull  
0408264309

## **SELLING AS PRESENTED - A DIAMOND IN THE ROUGH**

There is no point in trying to make out the home on this property is anything but in desperate need of a serious makeover from top to bottom.

However, it must be noted the lot it sits on and where it is located pose a convincing case for taking on the project.

The property is set in a pleasant backstreet close to beaches, bus routes, key schools, shops and medical and sporting amenities, and within an easy drive of downtown Albany.

The lot has plenty to offer including a double front carport and great side caravan and boat access to big hardstand parking area, triple-bay, double roller door garage and a low-upkeep, sunny aspect backyard.

The home's floorplan is very functional, with the front wing revealing a study, semi-open plan formal lounge and dining area and a master suite, with a walk-in robe and ensuite.

Beyond is the spacious open living and dining area and a modern kitchen equipped with lots of storage, an updated oven and carport access.

This zone offers wood heating, a natural light-filled aspect and access to verandahs suitable for outdoor entertaining.

The nearby family wing contains a bathroom, laundry and good hall and bedroom built-in robes.

Give this property the makeover it deserves. Call now.

For more detailed information or to arrange a private viewing please contact Rhett Bull on 0408 264 309 or email [rhett.bull@raywhite.com](mailto:rhett.bull@raywhite.com) or Darren Leslie 0414 888 244 email [darren.leslie@raywhite.com](mailto:darren.leslie@raywhite.com)