

4 Loyalist Court, Ascot, WA 6104

House For Sale

Wednesday, 3 July 2024



4 Loyalist Court, Ascot, WA 6104

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 319 m2

Type: House



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Offers from \$750,000

*****BEAUTIFUL PARK FRONTAGE AND VIEWS***** Discover this perfectly positioned Double Storey home in Tibbradden Estate, where only a unique number of properties have been given this rare aspect, being a direct Park entry. *****WHAT A GREAT OUTLOOK TO ALWAYS ENJOY***** PLUS don't forget how close you are to the Swan River with all it's natural beauty. Find numerous parks, bicycle lanes and walkways throughout this riverside location. PLUS the closeness of Perth City, Optus Stadium, Crown Resort, Ascot Racecourse, Garvey Park, the Swan Valley, historic Guildford and all the Airport terminals. PLUS the impressive new infrastructure of the Metronet Rail Line, the Tonkin Hwy and Great Eastern Hwy upgrades, with many Bus routes now offering a quality service to and from this excellent suburb. *****ASCOT LIVING IS SUCH A GREAT LIFESTYLE*****

- Built in the mid 1990's, you'll find 3 generous Bedrooms, 2 spacious Bathrooms, 3 toilets and good sized Living.
- With all the bedrooms, bathrooms plus the living areas being located on both levels in this floorplan, there is lots of flexibility for many future lifestyles throughout this home.
- The outdoor Alfresco is designed for entertaining, being sheltered and very private, so ideal to use all year round.
- Downstairs features the front door entrance from the park into the open plan lounge, family and dining rooms, this large combined space leads to the kitchen and casual dining, with the outside courtyard also being accessed easily from these areas.
- The downstairs main bedroom has a walk in robe, well sized ensuite bathroom plus the windowed sliding door feature, giving great viewing for direct access to the park and gardens.
- Take the wide staircase upstairs to Bedrooms 2 and 3, with a large main bathroom being positioned between both of these rooms PLUS another family living room is located upstairs, giving a terrific view.
- Double garage parking with the auto remote door, PLUS the road and driveway access in and out of this property is very quiet, being located on a small No Through Road of only 3 homes.
- Air conditioned in the main downstairs living area plus a gas bayonet is in place for Winter warming.
- The master bedroom downstairs, and bedroom 2 upstairs, both have split system reverse cycle air conditioning.
- Gas hot water storage is installed, and flows through both levels of the home with good pressure plus a good quality Rainwater tank is located outside..
- Gas cooktops, Electric oven and Rangehood, all are in place in the spacious kitchen, completed with ample sized cupboards pantry and bench tops.

*****LOCATED ON AN EASYCARE AND LOW MAINTENANCE 319 SQM BLOCK*****

- Auto reticulated lawns and garden beds plus the stunning Park scenery.

*****Reveal so much future potential here as this family sized home will benefit greatly from some TLC, and does already have the strong double brick and tiled roof building features in place.**

- The second floor is built in a mezzanine style with lot's of light streaming in to both upstairs bedrooms.
- An internal makeover will completely transform this home.
- Get your renovating ideas, lifestyle dreams and decorating plans all ready to go!

• • • BEING SOLD IN AN 'AS IS' WHERE IS' CONDITION*THIS IS A PROPERTY READY TO BE SOLD, SO SIEZE A GREAT OPPORTUNITY TO START LIVING IN ASCOT! *****Contact Sean Posner now for more details PLUS to arrange your viewing access *******Call or Text 04111 46430 or email sean@propropertygroup.com.au