

# 69 Ailsacraig Ramble, Kinross, WA 6028



## House For Sale

Wednesday, 3 July 2024

69 Ailsacraig Ramble, Kinross, WA 6028

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 393 m2

Type: House



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## Suit Buyers \$600,000's

This “renovator’s dream” of a tidy 3 bedroom 2 bathroom home is just waiting for your own personal modern touches to be added to it and offers easy living in an ultra-convenient location, close to it all. A plethora of lush local parklands sit just footsteps away from your front door, as do bus stops, Kinross College and Kinross Primary School – with restaurants, shopping at both Kinross Central and Currambine Central, Currambine Train Station, other excellent schools and educational facilities, world-class golf at Joondalup Resort, the freeway and our pristine northern-suburbs’ coastline all so effortlessly accessible within mere minutes. It’s a wonderful opportunity that is simply too good to pass up!

**WHY YOU SHOULD BUY ME:**

- New carpets in all of the bedrooms, as well as the inviting front lounge and formal-dining room which has a gas bayonet to help counter the winter chill
- A tiled open-plan family, meals and kitchen area that has “casual living” written all over it and comprises of a breakfast bar, double sinks, a step-in corner pantry, a stainless-steel gas cooktop and a Tisira oven for good measure
- A front master suite with a ceiling fan, walk-in wardrobe and a light and bright ensuite bathroom – featuring a shower, toilet and vanity
- Built-in robes to the 2nd/3rd minor bedrooms
- Practical and light-filled main family bathroom, where a shower and separate bathtub help cater for everybody’s personal needs
- Separate laundry with external/side access, plus a separate 2nd toilet
- Private backyard setting off the family room – with covered outdoor patio-entertaining area, some lawn and a powered lock-up rear storeroom with shelves
- Double carport

**OTHER FEATURES:**

- Solid brick-and-tile construction
- Linen press
- Ducted-evaporative air-conditioning
- Foxtel connectivity
- Security-door entrance
- Instantaneous gas hot-water system
- Reticulation
- Side-access gate

**WHAT THE FUTURE HOLDS:**

- A fantastic starter property in a terrific suburb, within arm’s reach of absolutely everything you could ever want or need – just get those creative juices flowing and watch things prosper at a rapid speed!

**DISTANCE TO:**

- Kinross College – 500 metres (two minutes approx.)
- Kinross Primary School – 600 metres (two minutes approx.)
- Roxburgh Park – 600 metres (two minutes approx.)
- Kinross Central Shopping Centre (with an IGA, Bread Garage Bakery, chemist, Celebrations bottle shop, hairdresser, nail salon, Indian restaurant, three take-away outlets and a café/coffee shop) – 1.2 kilometres (two minutes approx.)
- Burns Beach – 1.8 kilometres (four minutes approx.)
- Currambine Train station – 2.5 kilometres (four minutes approx.)
- Currambine Central Shopping Centre – 3.4 kilometres (six minutes approx.)
- Ocean Keys Shopping Centre – 4.1 kilometres (six minutes approx.)
- Lakeside Joondalup Shopping City – 5.7 kilometres (nine minutes approx.)
- Mindarie Marina – 5.2 kilometres (seven minutes approx.)
- Ocean Reef Boat Harbour – 6.2 kilometres (10 minutes approx.)
- Perth CBD – 31.8 kilometres (27 minutes approx.)