

15A Kanowna Avenue, Ascot, WA, 6104



House For Sale

Sunday, 3 November 2024

15A Kanowna Avenue, Ascot, WA, 6104

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



Edward Lim

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READY TO CALL IT YOURS?!

* 1ST INSPECTION SAT 9/11/24

Exceptional family homes like this are a rare find! This breathtaking 4-bed, 3-bath haven offers a powder room and a flexible theatre room that can be double as a 5th bedroom, with a whopping 391.5m2 total build up, all on a tranquil 453m2 rear block. A true blend of elegance, space and serenity!

Walk through the oversized front door into a grand entrance with high ceilings and premium timber floors. Right by the entrance, there's a private ensuite bedroom, ideal for guests or multi-generational living.

The open-plan living, dining, and family area flows into a chic alfresco with an oversized glass slider, bringing in natural light and offering easy indoor-outdoor entertaining. This low-maintenance space is fenced, ready for kids, pets, and gatherings!

The chef's kitchen is pure luxury; stone benchtops, soft-close cabinets, window splashback, top-tier appliances plus an island bench with breakfast bar for three. Even the laundry shines, with custom cabinetry for ultimate convenience.

Head to the rear, there's a roomy, sunlit formal lounge that's presently doubling as a home theatre - perfect for those epic family movie nights. Upstairs, discover a cosy retreat with a study nook, perfect for working from home. The master suite features a spacious walk-in-robe and a fully-tiled ensuite with double vanities. Two additional bedrooms with built-in robes and a shared bath complete the upper floor.

Stay comfy year-round with ducted reverse cycle air throughout. Parking is a breeze with a double garage parking and room for two more cars behind the automatic gate. Just moments from Garvey Park, a local gem with stunning views over one of WA's most prized waterways. Perfect for a morning jog along the riverbank or you can kayak your way to Optus Stadium, Matagarup Bridge, and beyond!

What We Love?!

- * Year Built: 2016, Block Size: 453m2, Build Up Area: app. 391.5m2
- * 4 bedrooms, 3 bathrooms, 4 WCs, 1 Theatre (can be converted into 5th bedroom if required)
- * Exposed concrete aggregate driveway and alfresco area
- * External CCTV cameras
- * Engineered timber flooring
- * Seamless indoor-outdoor living
- * Estimated Rental: \$1,100-\$1,150/wk
- * Council: app. \$2,519.54 (FY 24-25)
- * Water: app. \$1,618.74 (FY 23-24)

* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.