

**1A Hickey Street, Ardross, WA, 6153**



**House For Sale**

Monday, 28 October 2024

1A Hickey Street, Ardross, WA, 6153

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **SUPER SIZED FAMILY HOME!**

**\*\* TWILIGHT VIEWING THIS WED 30 OCT! \*\***

SET DATE SALE – All Offers Presented @ 6:00pm Wed, 6 Nov 2024 unless sold prior.

This light & bright and extra spacious family home sits in an elevated location in one of Ardross' best streets and offers loads of living for the growing family. With 4 great size beds, a separate retreat or nursery PLUS a dedicated home office or a 5th bedroom, the whole family will be easily accommodated in this generous size home. Entertain in style in the fabulous granite kitchen while the kids enjoy the tropical pool or the separate home theatre. With the Swan River just a short stroll away, beautiful Wireless Hill Park at the top of the street, transport to Perth CBD & Fremantle just steps away, and an easy walk to Applecross High School, the convenience of this location is absolutely second to none!

What we love 🏡:

- Family friendly cul-de-sac location
  - 4 great size bedrooms
  - Versatile parents' retreat or nursery
  - Sumptuous master suite with balcony and river views
  - 2 separate living areas
  - Dedicated home office (or 5th bed)
  - 3 bathrooms
  - Extra-large chef's kitchen with granite counter tops
  - Huge open plan family/dining
  - Separate living/home theatre
  - Fabulous tropical pool with custom rock garden and water feature
  - Extra high ceilings throughout
- 
- As new carpet
  - Secure grassed area within front wall

Additional features:

- Ducted A/C
- Ducted vacuum system
- Shopper's entry from garage
- Secure 2 car garage with loads of storage and extra high clearance
- Loads of storage throughout including under stairs
- Handy 3rd bathroom with easy access from pool
- Laundry with extra storage

What to know:

- 403m<sup>2</sup> (approx) land area
- Green title
- Short walk to Ardross Primary & Applecross High Schools
- Easy walk to Westfield Booragoon – about to become WA's premier shopping destination

Outgoings:

- Council Rates: \$3,553.98pa (approx.)
- Water Rates: \$1,908.72pa (approx.) Year ending 30/6/2024

SET DATE SALE – All Offers Presented @ 6:00pm Wednesday, 6 November, 2024 unless sold prior.

For further details Paul Evensen 0439 923 844 [pevensen@realmark.com.au](mailto:pevensen@realmark.com.au).