

3 Roebourne Place, Ascot, WA, 6104

House For Sale

Wednesday, 23 October 2024



3 Roebourne Place, Ascot, WA, 6104

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Melanie Quadros



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Premium Residence PLUS Additional 1 x 1 Bonus Cottage

If you have ever wanted to live by the river in our own premium residence & require additional separate living than avoid missing out & view this property.....

Nestled just 50 meters walk from the tranquil Swan River, you are guaranteed to be pleasantly surprised by discovering this distinctively styled property which delivers all the benefits of river edge living along with offering a superb, additional & separate 1 bed 1 bath "granny Flat " ideal for the extended family or to draw an income through a separate rental.

Elegantly crafted this 4 bed 3 bath home has a stunning interplay of space and light, skilfully blended idyllic in and outdoor living areas with free flowing spaces designed to capture cooling summer breezes and the tranquil surroundings of Ascot & the river. Sophisticated yet retaining a relaxed appeal, it flows over two impressive levels perfectly configured for formal or informal entertaining.

Minutes from the family-friendly delights of the Swan River discover how this serene living can be along with owning a superbly appointed home, beautifully designed & centrally located to Perth Airport, Garvey Park & Wet Lands, public & private transport, schools & shopping centres. Imagine the convenience once the Tonkin Hwy upgrade & railway station soon to be completed will be for ease of transport direct through to the CBD.

Catering to buyers wishing to upgrade / executive couples / families or investors. This striking home rests on a cherished river facing & secure 431sqms parcel of land in an isolated cul-de-sac undiscovered & unexpected pocket of Ascot.

Property Assets:

- From the front picket fence, double door entries x 3, traditional picture rails to the thoughtfully placed cottage / granny flat, this home captures a feel of refinement & delivers inimitable style through out
- Fluid formal and casual living areas open to a serenely mannered series of front & rear alfresco terraces capturing the open-air living experience
- Hub of the home kitchen, equipped with gas 6 burner & double sized oven gas Nobel cooking and Arison appliances with chefs pass window through to formal dining
- Master bedroom appointed with his 'n' hers robes leading in to spacious ensuite - free standing bath & porcelain basin. Double French doors opening to top level balcony.
- Two additional bedrooms include robes serviced by a secondary bathroom featuring another free standing bath & separate toilet.
- Further ground level powder room offset from the laundry
- Multiple living areas with study
- Lock-up garage plus driveway parking for two vehicles
- Landscaped garden surrounds and lush child-friendly lawns
- Ducted air conditioning throughout & alarm system installed with option to monitor
- Main Lodging Currently leased @ \$600 per week.

Separate Cottage/ Granny Flat

- Comprising of 1 grand king size bedroom, compete Bathroom linked by a majestic lounge room overlooking the garden & alfresco terrace
- Capacity to return a separate solid income through Airbnb or FIFO tenants etc.
- With secure entry from the rear alfresco this separate living accommodation is ideal for guests, family or friends as an absolute private retreat
- This is an inimitable rarity in almost all homes in this area & beyond & is certainly an element of this home which adds much value along with practicality

Another Premium Property Presented by Team Q - David 0412 934 217 & Melanie 0411 507 565

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