

32B Portree Way, Ardross, WA, 6153



House For Sale

Thursday, 28 November 2024

32B Portree Way, Ardross, WA, 6153

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

SERIOUSLY, WHY BUILD...??

** SNEAK PREVIEW THIS SAT 30 NOV! **

SET DATE SALE - All Offers Presented @ 6:00pm Tue 10 Dec, 2024 (unless sold prior).

...WHEN YOU CAN ENJOY this fabulous, executive family home which is only a few years young and is superbly positioned in a whisper quiet street.

Offering multiple living areas, 4 bedrooms including a highly sought after ground level guest suite, 3 bathrooms and 4 toilets, this generously proportioned home will tick all of the boxes if you're seeking maximum living with minimal gardens and upkeep. Just a short walk to highly regarded Ardross Primary and Applecross High Schools, transport, major shopping, cafes and parks, start enjoying the Ardross lifestyle today!

What we love 🏡:

- Whisper quiet family friendly street
- Small group of only 3
- Extra-large open plan kitchen/dining/family
- Expansive stone counter tops in kitchen with breakfast bar & waterfall edge
- Quality stainless steel appliances
- Easy care tiles in main family area
- Ground level guest suite
- Separate powder room on ground level
- Large, open living on 2nd level
- Well zoned bedrooms with ample storage
- Master ensuite with full height tiling
- Alfresco from family room for summer entertaining
- No strata levies

Additional features:

- Ducted reverse cycle A/C
- Double garage with internal shopper's entry

What to know:

- Survey Strata title
- No strata levies
- 2min walk to Jim Ainsworth Reserve for the kids to run around
- 3min walk to bus services to/from Perth CBD
- 4min walk to Ardross Primary School & Applecross High Schools
- 5min walk to Ardross' favourite park, Shirley Strickland Reserve
- 6min walk to Mount Pleasant Bowling Club
- 8min walk to the bustling Kearns Crescent café precinct
- 10min walk to Westfield Booragoon about to become WA's premier shopping destination

Outgoings:

- Council Rates: \$2,938.53 pa (approx.)
- Water Rates: \$1,634.10pa (approx.) Year ending 30/6/2024

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For further details Paul Evensen 0439 923 844 pevensen@realmark.com.au.