

**4/29 Kanowna Ave W, Ascot, WA, 6104**

**Sold House**

Friday, 6 December 2024



4/29 Kanowna Ave W, Ascot, WA, 6104

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Elegant Ascot Residence Near Swan River - An Exclusive Opportunity

Experience refined living in this exceptional 3-bedroom, 2-bathroom home located in a highly sought-after Ascot complex. Set within a secure community of just five residences, this property offers unparalleled privacy with its sliding gate entrance.

Upon entering the property, you are greeted by a spacious living area to the left and a beautifully appointed master bedroom to the right. The master suite features a recently renovated bathroom, a built-in robe (BIR), and a serene bench space by the windows to fully appreciate the natural surroundings. Both bathrooms are equipped with premium infrared heaters with remote control, adding a touch of luxury and comfort.

The property also includes two well-sized additional bedrooms, each with its own built-in robe (BIR). One bedroom features a semi-ensuite with a modern attached bathroom, providing added convenience and versatility. Both bathrooms boast remote-controlled infrared heaters, adding an extra layer of luxury.

As you move further into the home, you'll find a second living area that seamlessly flows into the modern kitchen. The kitchen is outfitted with contemporary appliances and a stylish wooden benchtop, elevating the space with quality and elegance.

The open-plan design connects the kitchen, dining, and living areas, enhancing the home's comfort and functionality. All windows are tinted to provide privacy and reduce glare. Adjacent to the dining area, the backyard is an entertainer's paradise, featuring an enclosed patio and an electric stove perfect for BBQs.

The expansive backyard offers ample space for hosting gatherings and parties. For enhanced security, the property is equipped with a sophisticated camera system, including a solar-powered unit and a hard drive system, all accessible via your phone for peace of mind.

Don't miss this rare opportunity to own a premium home in one of Ascot's most desirable locations. Contact us today to arrange a private viewing and discover the exceptional living experience this residence offers!

### Features at First Glance.

- Solar Panels
- Renovated Bathrooms
- Separate laundry & washroom
- 4 Split Aircons & Reverse Cycle throughout
- Enclosed Patio
- Monitored security system

### Distances

- 3.2 km to Belmont City College
- 1.5 km to Garvey Park Playground
- 1.1 km to Bayswater Boat Ramp
- 2.6 km to DFO Perth
- 10.5 km to Perth CBD
- 2.2 km to Perth Airport

Contact Simran Marwaha at 0449 292 311 or Jay Singh at 0401 308 990 to schedule an inspection.

### Disclaimer:-

\*\*Photos from previous Sales & Rental Listings have been used.

\*\*This information is provided for general information purposes only and is based on information provided by the Seller

and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their independent inquiries.

**\*\*The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements.**

**\*\*Reference to a school does not guarantee the availability of that particular school.**

**\*\*ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.**

**\*\*ALL boundary lines and sizes on imagery are APPROX only.\*\***