

94 Tibbradden Circle, Ascot, WA, 6104



House For Sale

Wednesday, 6 November 2024

94 Tibbradden Circle, Ascot, WA, 6104

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Kyle Todd

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LOCK & LEAVE LIFESTYLE SURROUNDED BY NATURE - WITH A SHORT STROLL TO THE RIVER & BEAUTIFUL PARKLANDS OF GARVEY PARK!

Nestled within this highly sought-after riverside locale with only a short stroll to the Swan River and beautiful lush green parklands of Garvey Park, this neat and tidy 3 bedroom, 2 bathroom home presents a fantastic opportunity whether you are looking to nest or invest and offers an enviable low maintenance, lock and leave lifestyle!

Boasting a free-flowing open plan design that provides plenty of natural light - the home is perfect for those seeking comfort, style and a touch of nature. At the hub of the home the kitchen is complete with overhead cabinetry and provides ample storage and preparation space - ready for you to cook up a storm! The spacious open plan kitchen, living and dining domain seamlessly flows out to a private and covered alfresco entertaining courtyard, providing a harmonious blend of indoor and outdoor living and a great space for those summer BBQ's with family and friends.

All this in a super convenient location within close proximity to all amenities including shops, restaurants, cafes, schools and public transport routes as well as easy access to the major arteries of Great Eastern Highway and Tonkin Highway which will be sure to make your work commute a breeze.

SO PUT THIS ONE TO THE TOP OF YOUR VIEWING LIST FOR THIS WEEKEND!

FEATURES:

- Solar - with 24 panels on the roof and a 5kw inverter to minimise those electricity bills
- Roller shutters fitted to all bedrooms and living areas as well as the laundry and alfresco sliding doors
- Light, bright and spacious open plan kitchen, living and dining that seamlessly flows out to a private and covered alfresco entertaining courtyard - perfect for summer BBQ's with family and friends.
- The master bedroom is complete with wall-to-wall sliding door robes and roller shutter for total blackout of light, with a spacious ensuite featuring a hobless walk-in shower, large vanity and WC
- Bedrooms 2 & 3 are also fitted with roller shutters, allowing complete blackout
- Security screens installed to both the entrance door and rear sliding doors which allows a nice breeze to flow through the home during the summer months
- At the heart of the home the kitchen is complete with overhead cabinetry and provides ample storage and preparation space for you to cook up a storm
- Functional laundry with overhead storage cabinets and separate WC
- Large double carport with additional store room, with roller door for easy access
- Room to store a trailer or even a small boat to the side of the carport
- Garden shed
- Large capacity water tank
- Low maintenance front and rear yard
- 336m² block (Green titled)

LOCATION:

- 500m walk to the Swan River
- 1km to Garvey Park - overlooking the Swan River and home to Swan Café, Garvey Park Artist Studio, the Ascot Kayak Club and with a large playground for the kids, it's the ideal location for a weekend picnic with family/friends
- 1.9km to DFO Shopping Outlet
- 2.2km to Costco will have all your shopping needs covered
- 3.8km to Ascot Racecourse
- 4.9km to the Bayswater Train Station

- 9.5km to Perth Airport
- 10.7km to the Perth CBD
- Just a short drive to the charming Guildford town centre and with a variety of shops, cafes, restaurants and pubs including the refurbished Guildford Hotel
- Situated in a tranquil neighbourhood, this home is just a stone's throw away from local parklands and scenic walking paths

Contact KYLE TODD today on 0402 919 076 before this one disappears!