



# FOR SALE

\*\*\*HOME OPEN CANCELLED - SOLD\*\*\*

\*\*\*\*SOLD before 1st Home Open\*\*\*\*

Ascot Waters is largely underrated when it comes to lifestyle properties in Perth, and this particular property is no different. The close proximity to the river, Perth City, Airport, Public Transport and the Stadium makes Ascot Waters the idyllic choice for down-sizers, investors, uni students and young families alike - looking for a lifestyle property without the maintenance work involved.

The house consists of 3 Bedrooms, 2 Bathrooms and a study, has a double garage, and is on 200sqm of land. It boasts the following:

- Formal Entry
- Open Plan Kitchen/Meals/Family
- Modern Kitchen
- Two Double Sized Bedrooms Downstairs with Built In Robes
- Laundry
- Generously sized Main Bathroom
- Double Garage
- Views Across the Swan River
- Master Bedroom with Ensuite
- Large Walk-In Dressing Room
- Upstairs Powder Room
- Study or Nursery
- Huge Upstairs Lounge with Balcony and Views Across the Swan River & Black Swan Island
- Staircase to the Loft - Ideal for Storage or to Utilise as a Kids Play Area.
- Plenty of Street Parking for Guests
- Modern and Fresh "Holiday Home" Feel
- Lifestyle Location
- Ducted Evaporative Air Conditioning
- Rheem Instantaneous Gas Hot Water System
- Ducted Vacuum System
- Alarm System

The property itself is situated with views across Black Swan Island, where residents will often

3 BED | 2 BATH | 2 CAR

PRICE:

\*\*\*SOLD BY JAMES BAYLEE

@realty\*\*\*

OPEN FOR INSPECTION:

N/A



**James Baylee**

**0421904469**

[jbaylee@atrealty.com.au](mailto:jbaylee@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)

# 65 Waterway Crescent, Ascot



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.