

Sold



23 Korovin Drive, Ashby



## ~ THE ULTIMATE FAMILY ENTERTAINER ~

Welcome to 23 Korovin Drive, Ashby.

This huge, magnificent home boasts four bedrooms, two bathrooms, FOUR living areas and sits on a large 600m2 block with a stunning in-ground swimming pool. Located just a short drive from shops, great schools, cafes and more - you can't go past this fantastic family home!

The front of the home features an attractive light grey render brick and tiled roof with a double garage with shopper door entrance. The huge driveway allows for plenty of room for additional parking and visitors and the low maintenance front gardens have been immaculately kept.

Inside, through the double door entry you'll find the generous sized study with built in cabinetry. The spacious master bedroom features a recessed ceiling, neutral décor, ample natural light, a large walk in robe and a brand new fully renovated ensuite – (so new we haven't even got the photo of it!) Our lucky buyer have the luxury of a brand new, barely used ensuite bathroom.

The theatre room/ fourth living area is located to the front of the home featuring a recessed ceiling and bamboo timber flooring.

🛏️ 4 🏠 2 🚗 2 📏 600 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28298
<b>Land Area</b>	600 m2
<b>Floor Area</b>	240 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

The large open plan kitchen/ meals/ living area boasts plenty of ample natural light, tiled flooring, LED lighting and neutral décor throughout. The kitchen features glossy laminate bench tops, plenty of cupboard space, dishwasher, Bosch oven, four burner stove top and pantry.

You will find a separate living space/ games room located off the main open plan living area which features double French doors ensuring there is plenty of space for the whole family to chill out and watch their favourite TV shows.

The huge king sized second bedroom has been freshly painted and features hybrid timber flooring and a built in robe. Bedrooms three and four are also very generous in size both featuring built in robes and luscious carpets.

The main bathroom is conveniently located down the side of the home and features vanity, bath and shower.

Towards the back of the home, you will find a great space which could be used as a kid's study or play room conveniently located outside Bedroom four. This is a great, quiet space away from the main living area which looks out on to the lovely pool area.

The fully renovated laundry has plenty of cupboard/ storage space and has been tastefully finished with a marble benchtop and splash back and white glossy cupboards. The laundry also features a separate toilet and sliding door access to the side of the home.

The outdoor entertaining area is a focal point of this home featuring a huge paved alfresco area and a stunning in-ground swimming pool with a 12kw pool heater. This space is perfect for entertaining all year round!

Features Include:

- 240m2 house size
- 600m2 land size
- Built in 2006
- Double garage with shopper's entrance
- Brand new fully renovated ensuite bathroom
- Second bedroom has been freshly painted
- Four living areas
- Great sized study
- LED lighting throughout
- 6.6 kw solar panels
- Inground swimming pool
- Thriving lemon tree in the back garden

- 12kw pool heater with included pool blanket and net
  - Fully renovated laundry with plenty of cupboard space
  - Huge linen cupboard
  - Low maintenance gardens
  - Reverse ducted air-conditioning throughout
- ... and more!

Location (approx distances):

- 35m to Milestones Early Learning Day Care
- 270m to Sonas Early Learning & Care
- 550m to The Ashby Village Shopping Centre
- 550m to The Ashby Bar & Bistro
- 1.9km to Spring Hill Primary School
- 2.2km to Tapping Primary School
- 2.7km to St Stephen's School

**\*\* Floor plan available upon request \*\***

Don't miss out this home won't last long! Contact Emily or Darcy today on 0434 862 029 or 0431 009 495.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*