

Sold



56A Riseley Street, Ardross



FAMILY OASIS IN LEAFY ARDROSS!

Flanked by the Swan River and set back from tree-lined Riseley Street, this impressive, two-story residence is the epitome of modern family living. Boasting four bedrooms, two bathrooms, generously spaced living areas, a separate theatre room, plus an exterior fringed by lush foliage, this is the ideal family home in a location hard to beat.

Nestled in the heart of Ardross, you will have access to quality schools, restaurants, and cafes on your doorstep, as well as easy strolls to the Swan River and the nearby playing fields of Shirley Strickland Reserve. Enjoy family cycles along the foreshore, picnics at Lucky Bay or Tompkins Park, or head in the opposite direction, and you have Deep Water Point Reserve with views across to Salter Point.

The property boasts multiple living spaces with a large open-plan kitchen/dining/living area bathed in natural light, providing the perfect central family hub. A modern kitchen is well appointed with stainless steel appliances while the living area provides a lovely seamless flow to the exterior. Step out onto your paved, undercover courtyard, and you have yourself a lush and tropical reprieve, perfect for family dinners, entertaining, or simply relaxing.

With four bedrooms on the second floor, the main bedroom enjoys its private balcony bathed in sunshine. Open your sliding doors and be greeted with a gorgeous vista of greenery. Enjoy your morning coffee or savour a sundowner on your private undercover balcony with sweeping views over the treetops.

With easy access to Canning Highway, quality dining and café options, and

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Price SOLD for \$1,250,000

Property Type Residential

Property ID 30087

Agent Details

Kenny Poi - 0481 340 343

Office Details

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walking distance to the Swan River, schools, and shops, this abode could not be better positioned for a growing family or an astute investor seeking a wonderful opportunity in a high-growth suburb.

For expressions of interest, please contact poi@xceedre.com.au or 0481 340 343.

FEATURES INCLUDE

Four bedrooms, three with double built-in robes, main with walk-in-
robes/shelving

Generous-sized main bedroom with ensuite plus undercover balcony and
drapes

Two bathrooms – ensuite features double sinks, large glass-screened shower

Second bathroom features a bath

Open-plan kitchen/dining living area

Living room opens to exterior/tropical gardens

Well-appointed modern kitchen with island bench, ample cupboards and
benchtops, double sink, pantry

Theatre Room

Separate laundry with rear access

Reverse cycle ducted air-conditioning

Undercover alfresco area with ceiling fan and lights

Timber flooring in living areas/ carpeted bedrooms

Huge undercover alfresco area flanked by greenery with ceiling fan/lights

Two-car garage with driveway for extra parking

Quality lights and fittings

Roman Blinds

Gated entrance

Secure and private with colour bond fencing

Land size 461sqm / House size 221sqm

LOCATION (approx. distances)

Shirley Strickland Reserve 350m

Ardross Primary School 750m

Applecross Senior High School 900m

Mount Pleasant Primary School 1.5km

Mt Pleasant Bowling Club 1.8km

Deep Water Point Reserve 2.0km

Booragoon Shopping Centre 2.3km

Heathcote Reserve 3.1km

Piney Lakes Reserve 3.8km

Murdoch University 6.5km

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