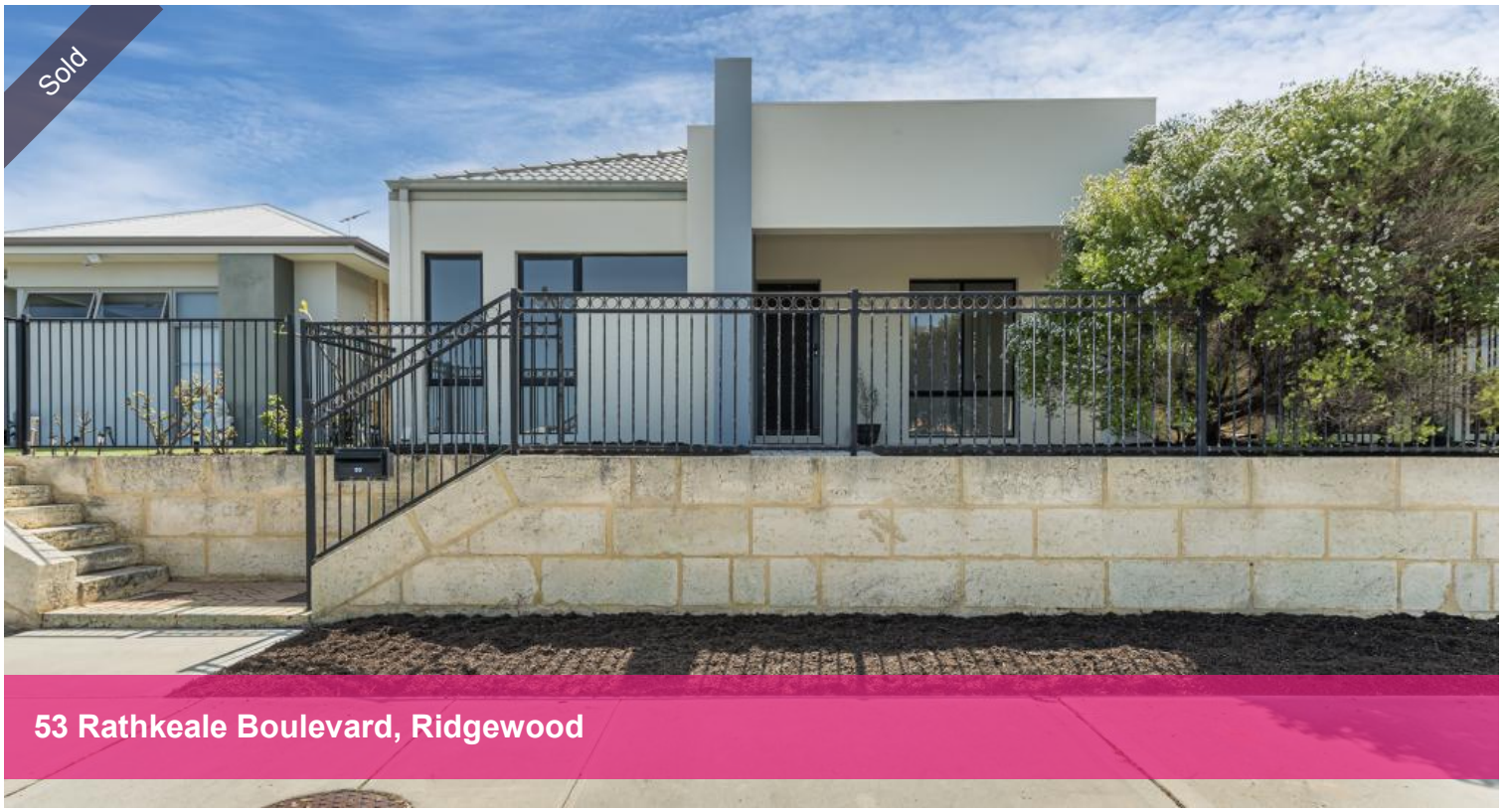



# 53 Rathkeale Boulevard, Ridgewood







## Family-Friendly Location with Parkside Views

Ideally located opposite peaceful parklands, this property offers your chance to invest in a popular and family-friendly area on the doorstep of great schools, nature reserves and stunning northern beaches.

The three-bedroom, two-bathroom single-level dwelling offers first home buyers a great opportunity to enjoy an outdoorsy lifestyle while still only being a 30-minute drive to Perth's CBD. Likewise, savvy investors will note the value of such a safe and welcoming area that's close to fantastic amenities.

In great condition and with an elevated façade, this modern and low-maintenance property features a study, tiled flooring in the main living areas and carpet in the bedrooms, secure screen doors and recessed lighting throughout.

The generous main bedroom has a clear outlook towards leafy Ashbourne Park and a modern ensuite with shower and WC. Family life in this beautiful home centres around the kitchen, which you'll find equipped with a dishwasher, stainless steel cooking appliances, a double sink, pantry and a long breakfast bar. There's also reverse-cycle air conditioning serving the adjacent living and dining areas.

Outside is a paved courtyard and/or an extra parking space, and you'll love being able to watch the kids play in the park over the road from the sheltered front terrace. Minutes away are public and private primary and senior schools, Neerabup Nature Reserve and Quinn's Rock Beach, local shopping centres, cafés and Wanneroo Road. Slightly further south is the Mindarie Marina, with a fantastic selection of shopping, dining and lifestyle amenities.

Young families will love the child-friendly community, ease of access to

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|---|---|
| **Price** | SOLD for $462,000 |
| **Property Type** | Residential |
| **Property ID** | 29364 |

### Agent Details

Kenny Poi - 0481 340 343

### Office Details

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

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recreational facilities and a quick walk to school. To invest now and make the most of this area's future potential, contact Kenny Poi on 0481 340 343 or Graeme Correy on 0419 902 309

Features:
3 bedrooms, two bathrooms
Study with a built-in desk
Views across Ashbourne Park
Low maintenance inside and out
Reverse-cycle air conditioning in kitchen/dining
Recessed lighting
Dishwasher included
Modern finishes
Freshly painted
Family-friendly location
Close to schools, shops and the coast

Location (approx. distances):
Butler eateries and cafes 650m
St Francis of Assisi Catholic Primary School 850m
Butler College 1.5km
IGA Butler 1.6km
Irene McCormack Catholic College 1.7km
East Butler Primary School 2.1km
Quinn's Rock beach 4.1km
Wanneroo Road 4.3
Clarkson Train Station 5.4km
Neerabup Nature Reserve 8.1km

*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.*