







RIDGEWOOD REPRIEVE

3 2 2 241m2

The perfect family abode just a hop skip and a jump across from Ballymote Park, welcome to 16a Kilkee St Ridgewood, a gorgeous three-bedroom, two-bathroom family home positioned on a 241m2 corner block, offering spacious living and modern comforts close to everything that matters.

Step inside and be greeted by fresh-faced walls, clean lines, high ceilings and a functional floor plan of generous spaces. A spacious, tiled and light-filled central area is the heart of the home, bringing everyone together – a welcoming hub for the whole family to enjoy over casual dining and leisure time while the kitchen features everything the modern family requires with plenty of bench space, pantry and ample cupboards.

From the living area, open your glass doors for a seamless flow to the outdoors and enjoy a stunning outdoor alfresco area boasting brand-new timber decking, enclosed by a limestone wall and timber fencing, ensuring plenty of privacy. This is a sensational space ideal for outdoor living for much of the year, with an undercover area providing the perfect perch for alfresco dining, BBQ's, weekend relaxing, or kids' play area. Easily large enough for outdoor and dining furniture and potted plants, this is a fabulous space to check out from the hustle and bustle of modern life.

Three comfortable bedrooms are all of a good size, with the main bedroom enjoying walk-in robes and an ensuite with the second bedroom also featuring built-in robes and a second family bathroom providing added

Price	SOLD for $550,000
Property Type	Residential
Property ID	30542
Land Area	241 m2
Floor Area	105 m2

Agent Details

Office Details

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

convenience.

Situated on an elevated position with more room at the front of the home for the kids and family pets to play, with a leafy green park right across the road, this home is tailor-made for young families. Combined with proximity to local schools and shops, Quinns Beach less than 10 minutes away plus easy access to Connolly Drive and Hester Ave and you have the perfect blend of modern living and convenience in a great family-friendly suburb.

For expressions of interest, please contact Alana Nelson on alana@xceedre.com.au or call 0438 280 004.

Features include:
Property: 241m2 corner block
Three bedrooms, main bedroom with ensuite, walk-in robes
Second family bathroom with bath
Open plan tiled living/kitchen/dining areas with gas bayonet
Floor-to-ceiling glass doors that open to the decked alfresco area
Modern kitchen with ample cupboards, benchtops, double stainless-steel sink, pantry, built in oven, rangehood
Light and bright
Stunning alfresco area boasting new timber decking -fully enclosed with limestone wall for privacy
Reverse cycle split system air conditioning in living area
Downlights
Compact laundry
Front gate with side gate access
Double garage with driveway for extra parking

Location (approx. distances):
Ballymote Park 290m
Ashbourne Park 1.1km
Ridgewood Park 1.3km
East Butler Primary School 2.3km
Butler College 2.9km
Mindarie Senior College 3.5km
Butler Train Station 3.9km
Butler Central 4.0km
Quinns Beach 5.1km

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