

Sold



16A Kilkee Street, Ridgewood



## RIDGEWOOD REPRIEVE

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

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<b>Price</b>	SOLD for \$550,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30542
<b>Land Area</b>	241 m2
<b>Floor Area</b>	105 m2

### Agent Details

Alana Nelson - 0438 280 004  
Graeme Correy - 0419 902 309

### Office Details

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

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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](mailto: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

*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.*