

## Ascot, 31 Sedgeland Way

### Stunning Luxury Family Home

4 3 2

**UNFURNISHED:** Be Quick before you miss out on this stunning 4 bedroom 3 bathroom house. This exquisite residence offers an unparalleled living experience, blending luxury, comfort, and convenience in every corner. Get ready to be captivated by its stunning features and the endless possibilities it presents.

Immerse yourself in the beauty of the Swan River, as this home provides effortless access to kayaking, boating, fishing, and invigorating exercise. Enjoy the tranquility of a protected bird sanctuary, where both humans and wildlife thrive in harmony. The meticulously maintained surroundings create a picturesque setting that feels a world away from the bustling city, yet you'll be amazed by its proximity.

Enjoy the convenience of being just moments away from the racecourse, airport, Optus Stadium, the Crown Casino Complex, and some of Perth's most popular restaurant and cafe precincts. Indulge in the vibrant city life while knowing you can retreat to the comfort and serenity of your own private haven

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/3QMBFGJ](http://ljhooker.com.au/3QMBFGJ)

**Contact**  
**Olivia Dangerfield**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker City Residential**  
**(08) 9325 0700**

## Main Features:

- \*Spacious kitchen with THREE ovens, a generous induction cooktop, double sinks, a double drawer dishwasher, and an abundance of cupboards, drawers, and bench space.
- \*Luxurious Master Suite: spa bath, massive double vanity, separate shower, and separate w/c
- \*Three other spacious bedrooms
- \*Hardwood Flooring in living area
- \*Ducted reverse Cycle
- \*Separate theater room
- \*Pets are considered

\*\*\*TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S\*\*\*

\*\*\*HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.\*\*\* Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There.\*\*\*

\*\*\*Please note the lessor makes no representations about the availability of telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

## More About this Property

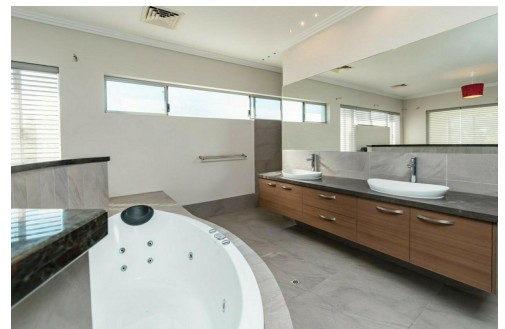
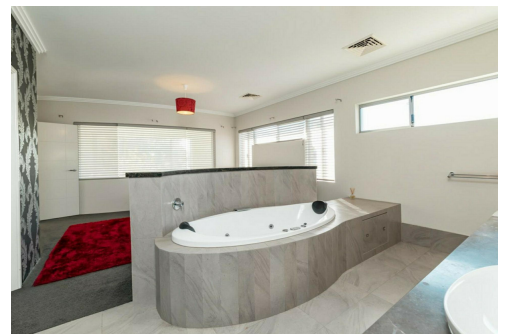
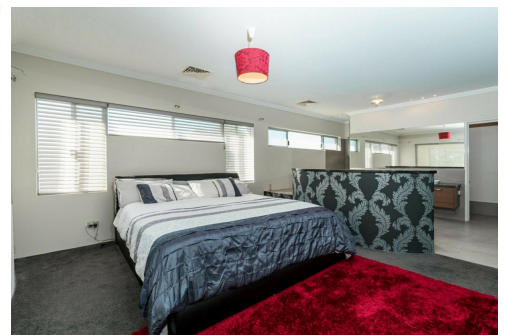
Property ID	3QMBFGJ
Property Type	House

### Olivia Dangerfield

Leasing Manager | [olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

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