

Ascot, 15A Kanowna Avenue West

READY TO CALL IT YOURS?!

Exceptional family homes like this are a rare find! This breathtaking 4-bed, 3-bath haven offers a powder room and a flexible theatre room that can be double as a 5th bedroom, with a whopping 391.5m² total build up, all on a tranquil 453m² rear block. A true blend of elegance, space and serenity!

Walk through the oversized front door into a grand entrance with high ceilings and premium timber floors. Right by the entrance, there's a private ensuite bedroom, ideal for guests or multi-generational living.

The open-plan living, dining, and family area flows into a chic alfresco with an oversized glass slider, bringing in natural light and offering easy indoor-outdoor entertaining. This low-maintenance space is fenced, ready for kids, pets, and gatherings!

The chef's kitchen is pure luxury; stone benchtops, soft-close cabinets, window



For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FDKFFB

Contact

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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 Victoria Park | Belmont
(WA)
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splashback, top-tier appliances plus an island bench with breakfast bar for three. Even the laundry shines, with custom cabinetry for ultimate convenience.

Head to the rear, there's a roomy, sunlit formal lounge that's presently doubling as a home theatre - perfect for those epic family movie nights. Upstairs, discover a cosy retreat with a study nook, perfect for working from home. The master suite features a spacious walk-in-robe and a fully-tiled ensuite with double vanities. Two additional bedrooms with built-in robes and a shared bath complete the upper floor.

Stay comfy year-round with ducted reverse cycle air throughout. Parking is a breeze with a double garage parking and room for two more cars behind the automatic gate. Just moments from Garvey Park, a local gem with stunning views over one of WA's most prized waterways. Perfect for a morning jog along the riverbank or you can kayak your way to Optus Stadium, Matagarup Bridge, and beyond!

What We Love?!!

- * Year Built: 2016, Block Size: 453m², Build Up Area: app. 391.5m²
- * 4 bedrooms, 3 bathrooms, 4 WCs, 1 Theatre (can be converted into 5th bedroom if required)
- * Exposed concrete aggregate driveway and alfresco area
- * External CCTV cameras
- * Engineered timber flooring
- * Seamless indoor-outdoor living
- * Estimated Rental: \$1,100 - \$1,150/wk
- * Council: app. \$2,519.54 (FY 24-25)
- * Water: app. \$1,618.74 (FY 23-24)

* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

More About this Property

Property ID	5FDKFFB
Property Type	House
House Size	391.5 m ²
Including	Ensuite Toilets (4) Outdoor Entertaining Built-in-Robes Fully Fenced

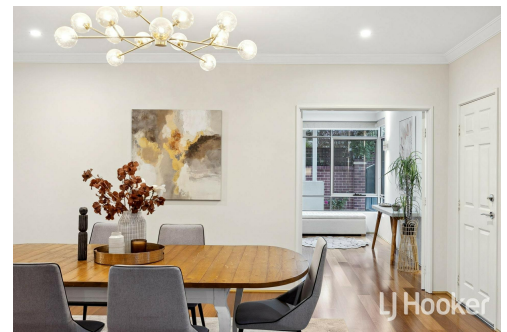
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