



3 Ragtime Court, Ascot

Peaceful Living Just Moments from the Swan River

Perfectly positioned in a pocket of Ascot and just a short stroll from the Swan River, this well-presented three-bedroom, two-bathroom home offers comfortable, low-maintenance living in a highly convenient location.

Designed with functionality in mind, the home welcomes you with a spacious master suite positioned at the front of the home, complete with mirrored double built-in robes and a private ensuite. The two additional bedrooms are well-sized and feature built-in robes, making the home ideal for families, professionals, or those looking for extra space. Currently tenanted, this property presents an excellent opportunity for investors seeking immediate rental income.

At the heart of the home, the well-appointed kitchen overlooks the light-filled open plan living and dining area, creating a seamless space for everyday living and entertaining. Sliding doors open to a private grassed courtyard, providing the perfect setting to relax or enjoy your own peaceful outdoor retreat.

With ducted air conditioning throughout and an unbeatable location close to the river, Perth Airport and major transport links, this home

3 2 1

FOR SALE

Offers in the Mid \$800,000's

VIEW

Sat 5th Sep @ 10:00AM - 10:30AM

AGENTS

Kalin Lane

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AGENCY

LJ Hooker Subiaco

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Interested parties must rely solely on their own enquiries.



delivers both comfort and convenience.

FEATURES

- Three well-sized bedrooms
- Two bathrooms, including private ensuite to the master
- Master bedroom with mirrored double built-in robes
- Built-in robes to both minor bedrooms
- Well-appointed kitchen overlooking the living and dining area
- Light-filled open plan living and dining
- Ducted air conditioning throughout
- Private grassed courtyard
- Single undercover carport

LOCATION

- Just a short walk to the Swan River and surrounding parklands
- Approximately 7.9km to Perth Airport
- " Easy access to Great Eastern Highway and Tonkin Highway
- " Close to Ascot Racecourse, local cafés and shopping amenities
- Convenient access to Perth CBD and public transport

PLAN INFORMATION

- " 250 m² total lot size
 - " 100 m² total build size
 - Lot 59 on Plan 019832
- Built : 1997

RATES

- Water Rates: \$1125.16 per annum
- Council Rates: \$1830.09 per annum

RENTAL AGREEMENT

- Currently leased at \$530 per week until 30/11/2026

For more information or to arrange a viewing, contact Kalin today.

DISCLAIMER

Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.

MORE DETAILS

Property ID 8K9HNF
Property Type House
Land Area 250 m2
Including Ensuite
Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Window Treatments

Kalin Lane 0487 047 359

Sales Associate | klane.subiaco@ljhooker.com.au

Sam Wright 0412 510 223

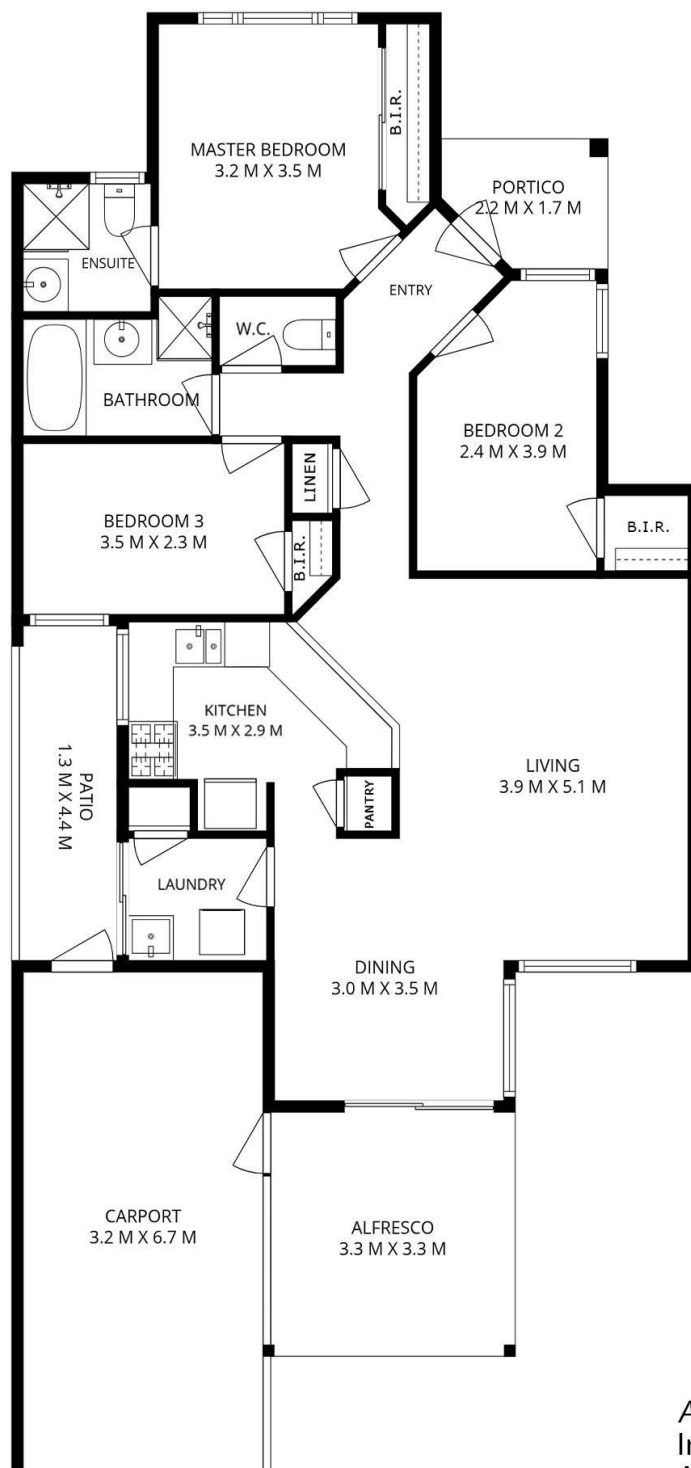
Licensee & Director | swright.subiaco@ljhooker.com.au

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Approximate Areas

Internal Area	100m ²
Alfresco	11m ²
Carport	21m ²
Total Lot Size	250m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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