



31 Twilight Circuit, Ridgewood

## Under Offer - Home Open Cancelled

This expansive five bedroom, two bathroom home sits on a generous 628sqm block and offers impressive proportions throughout, making it an ideal choice for large or growing families. A double door entrance creates a strong first impression and leads into a well considered layout designed to maximise space and functionality.

Inside, the home features multiple living zones, including a sunken lounge that adds character and separation from the main living areas. Comfort is enhanced with evaporative air conditioning throughout, while a complete home filtration system provides filtered water to the entire property. The master bedroom is positioned for privacy and includes a walk in robe and ensuite, while the remaining bedrooms are well sized, with bedrooms 2, 3 and 4 fitted with built in wardrobes. Bedroom 2 also enjoys sliding door access to the backyard, creating a convenient connection to the outdoor space.

A double garage provides secure parking and additional storage, and the overall floorplan offers excellent flow for everyday living.

Outdoors, the large backyard provides ample space for entertaining, children or future improvements. With a solid foundation and a

5 2 2

### FOR SALE

Please Call

### AGENTS

Ian Knight  
0413 447 016  
[ian.knight@ljhooker.com.au](mailto:ian.knight@ljhooker.com.au)

### AGENCY

LJ Hooker Joondalup  
(08) 9300 2100

practical layout already in place, the home would truly shine with some updates, presenting a fantastic opportunity to add value and create something special.

#### Location Features

Approximately 2 minute drive to Compass Early Learning Centre  
Approximately 3 minute drive to Merriwa Primary School  
Approximately 3 minute drive to Merriwa Shops  
Approximately 6 minute drive to Quinns Beach  
Approximately 4 minute drive to Mindarie Senior College  
Approximately 4 minute drive to Quinns Baptist College  
Approximately 4 minute drive to Peter Moyes Anglican Community School  
Approximately 2 minute drive to Ridgewood Park

2025/2026 Outgoings  
Water: \$1,110.38  
Council: Unavailable

Please be aware that these figures are approximate only.

#### MORE DETAILS

Property ID	KNGHRD
Property Type	House
House Size	232 m <sup>2</sup>
Land Area	628 m <sup>2</sup>



**Ian Knight 0413 447 016**  
Residential Sales Specialist | [ian.knight@ljhooker.com.au](mailto:ian.knight@ljhooker.com.au)

**LJ Hooker Joondalup (08) 9300 2100**  
4/25 Delage Street, JOONDALUP WA 6027  
[joondalup.ljhooker.com.au](http://joondalup.ljhooker.com.au) | [admin.joondalup@ljhooker.com.au](mailto:admin.joondalup@ljhooker.com.au)



31 Twilight Circuit, Ridgewood

For information and guidance purpose only / measurements shown are approximate