




73 Rathkeale Boulevard, Ridgewood

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Refined Living in Ridgewood!

Bathed in natural light and beautifully presented throughout, this inviting home delivers a warm, contemporary feel from the moment you arrive, with carefully considered finishes and a layout designed for relaxed, easy living. Positioned on a low-maintenance block in a quiet pocket of Ridgewood, it offers both comfort and practicality with nothing left to do but move in and enjoy.

The king-sized main bedroom is a true retreat, featuring a walk-in robe, a sleek ensuite with an LED mirror, ceiling fan and a 2.5kw Panasonic split system air conditioner, creating a comfortable and private space year-round. Two additional bedrooms are generously sized, each fitted with sliding robes and ceiling fans, and are serviced by the family bathroom complete with both bath and shower, ideal for families or guests.

At the front of the home, the separate lounge provides a cosy yet flexible space, perfect for quiet evenings, a media room or a second living area. Moving through the home, the open plan living and dining zone forms the heart of the property, offering a welcoming environment for everyday living and entertaining. This space includes a gas point and a powerful 7.1kw Fujitsu split system air conditioner, ensuring comfort through all seasons, and flows effortlessly into the dining area and kitchen.

FOR SALE

Sold by Brendan & Sharon Smith

AGENTS

Brendan Smith

0420 217 818

brendan.smith@ljhooker.com.au

Sharon Smith

0405 814 948

sharon.smith@ljhooker.com.au

AGENCY

LJ Hooker City Residential

(08) 9325 0700

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The kitchen is both stylish and functional, well equipped with a gas cooktop, rangehood, electric oven and a Fisher & Paykel dishwasher. Ample bench space and storage make it ideal for busy households, while its central position allows you to stay connected with family and guests. A sliding linen closet adds valuable storage, and the laundry is thoughtfully designed with a storage cabinet, additional cupboard space and a laundry sink.

Step outside to the alfresco area, which is perfect for entertaining or relaxing, complete with a ceiling fan and downlights that mirror the modern interior. The backyard has been designed for ease and enjoyment, featuring low-maintenance gardens, a raised garden bed, double door gate entry and excellent lighting with four outdoor twin spotlights around the perimeter. Two up-and-down sensor lights at the front enhance both street appeal and security.

Additional features include downlights throughout the home and alfresco, ceiling fans in every bedroom, a double garage with internal access, storage shelving and rear yard access, a front door security screen with video doorbell, a 6.6kw solar system to help reduce energy costs, and a gas hot water system. Combining modern comforts, thoughtful extras and a practical floorplan, this home offers an outstanding lifestyle opportunity in a sought-after Ridgewood location.

Points of Interest (all distances are approximate):

- 100m to Ashborne Park
- 900m to Framar Jacks
- 1.5km to Butler College
- 1.9km to Irene McCormack Catholic College
- 2.6km to Butler Primary School
- 4.2km to Butler Station
- 4.4km to Jindalee Beach
- 5.7km to Quinns Beach

Rates & Dimensions:

- Council Rates \$2,000.00 pa (approx)
- Water Rates \$1,134.40 pa
- Land Area 336sqm

MORE DETAILS

Property ID 3UXPFGJ
Property Type House

Brendan Smith 0420 217 818

Sales Executive â€” The Smith Team |
brendan.smith@ljhooker.com.au

Sharon Smith 0405 814 948

Sales Executive â€” The Smith Team |
sharon.smith@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au





<i>Approximate Areas</i>	
Internal Area	137m ²
Garage	27m ²
Alfresco	15m ²
Porch	2m ²
Total Lot Size	336m 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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