

Sold



## 2 Clonmel Cove, Ridgewood



### UNDER OFFER

Urban WA Real Estate offers you a fantastic opportunity to secure this wonderful home. It truly is a gem that shines bright! Whether you're a first home buyer, downsizer or a savvy investor you do not want miss this opportunity to secure this property, complete with the amazing lifestyle it offers.

Complete with a lovely open plan kitchen, dining and lounge area, effortlessly leading out to the patio area, plus a king-sized master bedroom with triple wide mirrored built in wardrobe and an en-suite bathroom.

The two guest bedrooms which are good in size, both with built in robes. The main bathroom which is fitted with shower, vanity and separate toilet.

### FEATURES INCLUDE

- Low maintenance
- Double lock up garage
- Alarm
- Neutral tones throughout
- Built in wardrobes
- Two split systems (main bedroom and living)
- Kitchen with stainless steel appliances and ample cupboard space
- Access to a communal pool area
- Walking distance to schools, parks and shops

### THE DETAILS YOU NEED

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**Price** SOLD for \$345,000  
**Property Type** Residential  
**Property ID** 4027  
**Land Area** 180 m<sup>2</sup>  
**Floor Area** 100 m<sup>2</sup>

### Agent Details

Lauren Leech - 0892061600

### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



Strata - Levies: \$355.75 Reserve: \$45.60 per quarter

Council Rates - \$1597.37 annual

Water Rates - \$149.82 per quarter

Built in 2012

Please contact Lauren Leech on 0481 577 955 or [lauren@urbanwa.com.au](mailto:lauren@urbanwa.com.au)

PLEASE NOTE:

\*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.