

# FOR SALE



**\$495,000-\$535,000**

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## 3 Royer Court, Ashfield

### FANTASTIC CONVENIENT LOCATION

This well presented and spacious family home boasts 4 Bedrooms, 2 Bathrooms, Open Plan Living, Separate Lounge and an additional Activity Room and the home is surrounded by shady trees and a huge patio to keep this home beautifully cool in the warmer months and also allows entertaining outdoors all year round.

There is so much on offer in this home it is truly a must see property.

Just a minutes walk to the Swan River and walking distance to the Ashfield Train Station, Bus Route, Schools and the Local Shopping Centre you will love everything about this home and its location.

The well appointed kitchen features dual sinks, gas stove, dishwasher, large separate pantry and breakfast bar island bench and overlooks the family area, meals area and the outdoor entertaining area.

For your comfort there is ducted air conditioning and gas bayonets and



**David Wellstead**



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