



12 Kulbardi Loop Ascot WA

3 2 2

This riverside tri-level 3/4-bedroom x 2-bathroom townhome backs onto the tranquil shores of the Swan River and boasts a massive rear private courtyard (40sqm). It really is a rare find - welcome to 12 Kulbardi Loop Ascot! 'Kulbardi' pays homage to the Noongar word 'Magpie', as this native bird is regularly observed enjoying the serene riverside location.

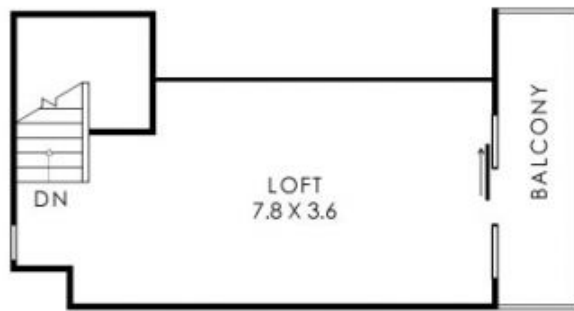
Building Size : 161 sqm
Land Size : 138 sqm
View : <https://www.lauriekelly.com.au/sale/wa/eastern-suburbs/ascot/residential/townhome/use/7671004>

Features include:

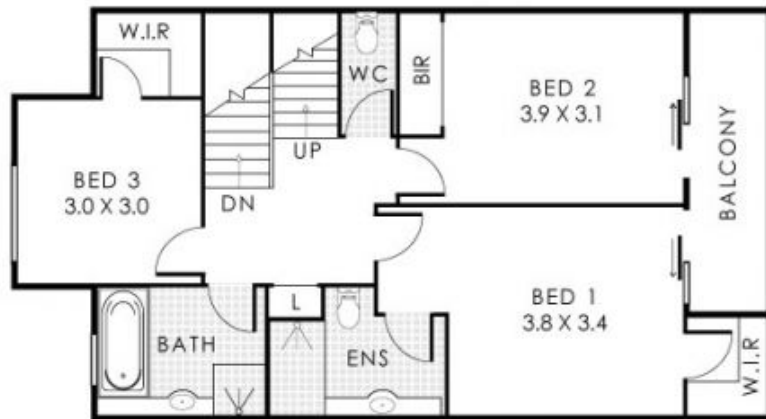
- ? Secure intercom, gated and pedestrian access
- ? Downstairs living/dining/eating/entertaining zone
- ? Downstairs entertainers' courtyard - supremely private - approx 40qm
- ? Downstairs drop-in study nook
- ? Downstairs laundry reveal and powder room
- ? 1st floor all bedrooms (with BIR's) and both bathrooms



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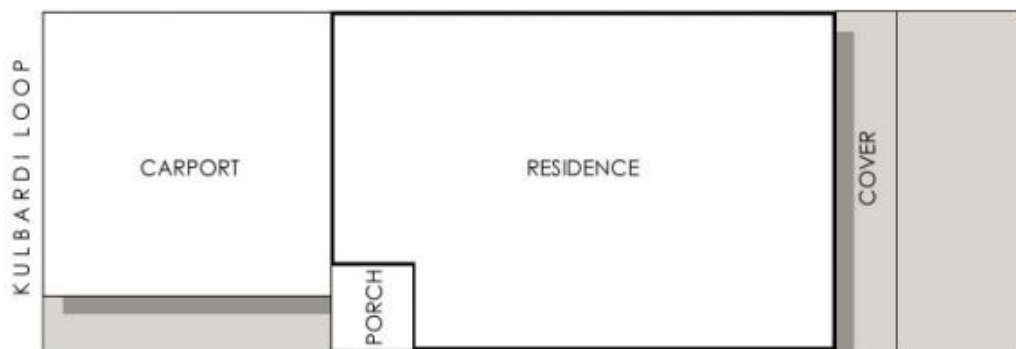
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



12 Kulbardi Loop, Ascot



Residence 161m² | Porch 2m² | Carport 32m² | Balcony 13m² | Courtyard 36m²

Total Area 244m² | Total Strata Lot 138m²



The floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose. www.clicreative.com.au