



**4 Kulbardi Loop Ascot WA**

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A rare riverside home oozing luxury that will stimulate your senses every time you enter - welcome home to 4 Kulbardi Loop Ascot! 'Kulbardi' pays homage to the Noongar word 'Magpie', as this native bird is regularly observed enjoying the serene riverside location.

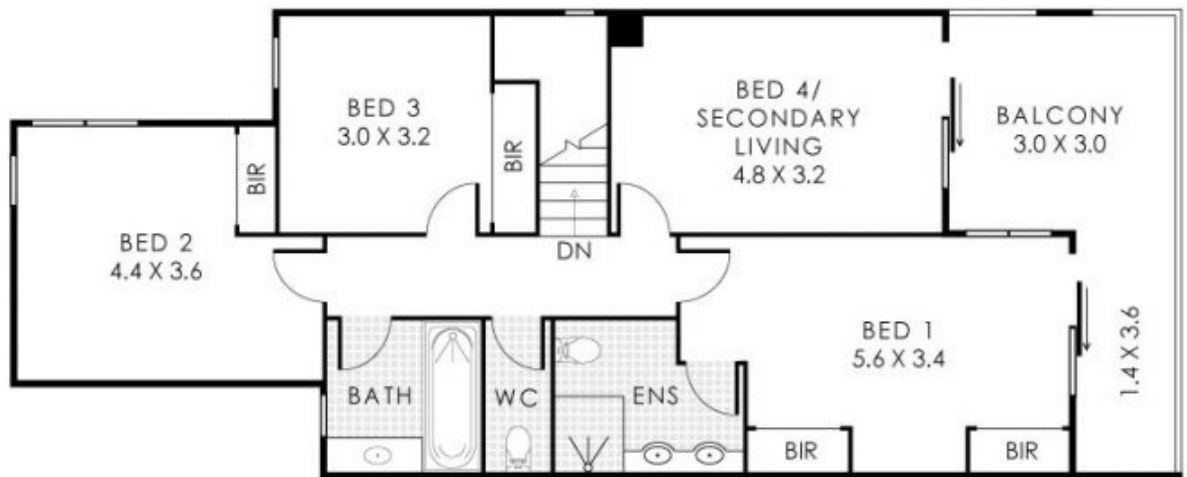
With a seamless connection to living and entertaining you'll relish the sky-high ceilings and awesome natural light that bathes the north facing outdoor alfresco area. An ingenious design with great separation with the sleeping quarters on the second floor hosting a large balcony taking in those majestic river views.

To be sold via public auction on Saturday 4th November 12.30pm (unless sold prior to). For buying full buying terms and conditions (flexible terms) contact selling agent.

**Building Size** : 152 sqm  
**Land Size** : 164 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/eastern-suburbs/ascot/residential/house/7786085>



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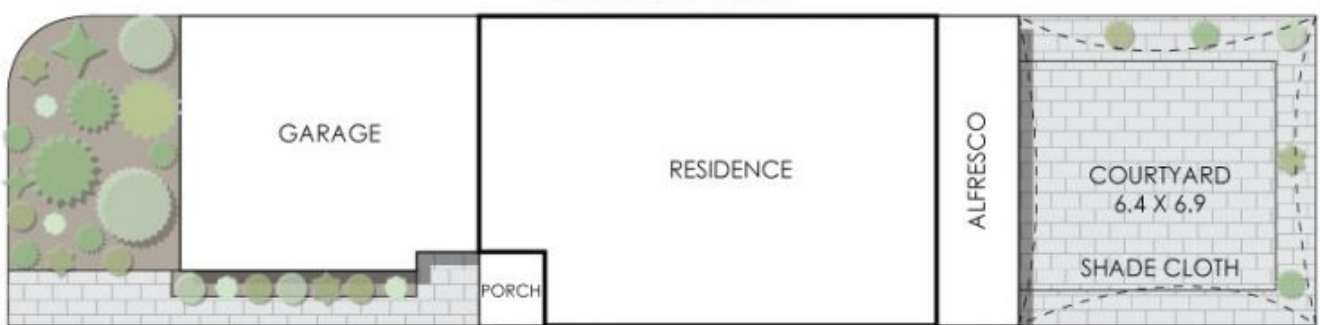


FIRST FLOOR



GROUND FLOOR

KULBARDI LOOP



4 Kulbardi Loop, Ascot

Residence 152m<sup>2</sup> | Balcony 14m<sup>2</sup> | Garage 36m<sup>2</sup> | Alfresco 10m<sup>2</sup> | Porch 2m<sup>2</sup> | Courtyard 44m<sup>2</sup>

Total Area 258m<sup>2</sup>



This 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. CTD Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. www.ctdcreative.com.au