

7 Kirkby Ridge Salter Point, WA

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## OUTSTANDING MANSION IN RIVERSIDE LOCATION!

Nestled in one of the most prestigious streets in The Mount Henry Estate, is this captivating residence boasting superbly presented interior spaces that deliver immediate appeal and supreme flexibility.

The allure of indoor-outdoor living is highlighted with the expansive bi-fold doors that opens out to the sumptuous below ground pool, alfresco area complete with outdoor kitchen plus Koi pond creating a tropical oasis.

Thoughtfully designed this area is the perfect place to entertain family and friends.

The state-of-the-art kitchen fully equipped with granite breakfast bar, quality appliances and separate granite prep kitchen. The adjacent open plan living and dining area complete with feature gas fire allows for the effortless access to the resort style pool and alfresco area.

Appointed to the highest standard, this bespo

**Price:** \$Expression of Interest

**Council Rates:** \$4,224.49/year (approx)

**Water Rates:** \$1,587.03/year (approx)

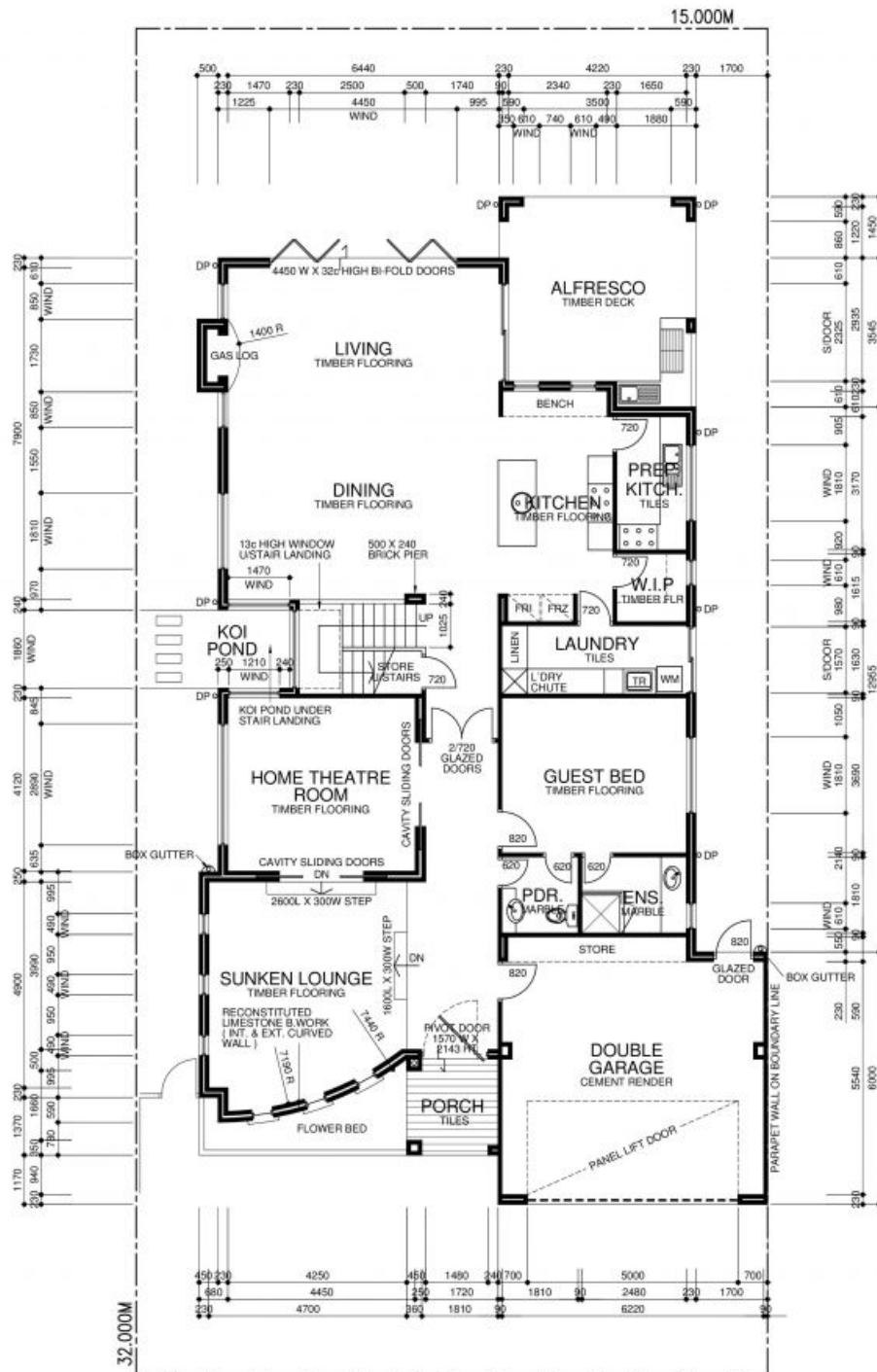


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	AREA ( m <sup>2</sup> )
LOWER FLOOR	196.452
UPPER FLOOR	194.121
GARAGE	39.830
PORCH	4.948
ALFRESCO	20.993
BALCONY ( upp. flr )	4.946
BALCONY ( loft flr )	16.628
ATTIC	60.755
TOTAL ( BUA )	538.673

## LOWER FLOOR PLAN PROPOSED RESIDENCE FOR MR. & MRS. ALI

LOT 185 KIRKBY RIDGE,  
MT. HENRY ESTATE, SALTER POINT.

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Contractors must check all dimensions on site.  
Only figured dimensions are to be used.  
Discrepancies must be reported immediately to  
the Architect before proceeding.

