

13 Codrington Street, Southern River, WA 6110

Sold House

Tuesday, 15 August 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 378 m2

Type: House



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\$700,000

Yes you read it correct - this magnificent home does fall within the catchment zone of the ever-so-popular Harrisdale Senior High School Zone. A high motivated owner, not testing the market. This is your opportunity to secure this fantastic home, without paying high prices of the neighbouring suburbs. The house has been built by none other than APG Homes - Quality built home by an award-winning builder. Distance to Harrisdale Senior High School - 5km and 7minute drive (from Google maps)- Builder APG Homes- Built 2008 approx- Land size 378sqm- Total area 282sqm With an abundance of picturesque lakes and lush local reserves nestled nearby, this comfortable and contemporary 4 bedroom 2 bathroom two-storey home is in the perfect position for low-maintenance "lock-up-and-leave" family living. Downstairs, double doors reveal a carpeted front theatre room with a feature coffered ceiling. Beyond that, gleaming wooden floorboards grace a huge open-plan family and dining area where a functional kitchen is incorporated into an expansive design. The latter plays host to double sinks, mosaic-tile splashbacks, a stainless-steel dishwasher, a stainless-steel range hood, a gas cooktop, separate oven and more. A large games room off here essentially triples the amount of personal living options on offer to you, whilst a fabulous outdoor alfresco-entertaining area can be found off the family room and has its own recessed ceiling. Back inside, a coffered ceiling also highlights the master-bedroom suite where walk-in wardrobes precede a fully-tiled and neutral ensuite bathroom with a bubbling spa bath, a separate rain shower, vanity and all. Upstairs, a spacious extra living room - or retreat - services the minor sleeping quarters. Beautiful sunset views from up here and on the front balcony are quite simply an added bonus. Close to a host of local primary schools, the Southern River Shopping Centre, the new Southern River Square Shopping Centre, the Providence Christian College, Carey Baptist College, Gosnells Golf Course and even Stockland Harrisdale Shopping Centre, this commanding residence is situated within arm's reach of absolutely everything. What a pad! Other features include, but are not limited to: Feature entry door· Gas-heating connection in the family room· Timber flooring in the games room· Custom wine racking in the kitchen· Carpeted bedrooms and upstairs retreat/living area· Built-in robes· Separate bath and shower in the main family bathroom· Powder room· Separate laundry with generous bench space and outdoor access· Ducted air-conditioning· Downlights· Security doors· Low-maintenance turf and gardens· Remote-controlled double lock-up garage, with a storage area, alfresco access and internal shopper's entry· Private rear-laneway access into the garage, via Tregony Lane· Block size - 378sqm (approx.)· Built-in 2008 (approx.) Distances to (approx.):· Bletchley Park Primary School - 550m· Southern River Square Shopping Centre - 1.1km· Masjid Ibrahim Mosque - 3.3km· Harrisdale Senior High School - 5.0km· Seaforth Train Station - 8.2km· Perth Airport (T1 & T2) - 21.9km· Perth CBD - 22.1km Water Rates - \$1334.89 p/a (approx.) Council rates: \$2,180.00 p/a (approx.) For more information please contact the Listing Rep. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.