

# 18 Verde Road, Southern River, WA 6110



## Sold House

Saturday, 9 December 2023

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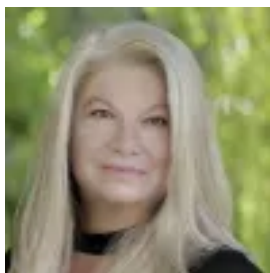
**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 3

**Area:** 770 m<sup>2</sup>

**Type:** House



Gillian Ragan

0414919445

## Contact agent

This is a RARE OPPORTUNITY for GIANT land with a LARGE home and a TRIPLE garage. The Price is a guide to help you decide to put your best OFFER forward via EOI. End date sale 2 weekends everyone will get an opportunity to view check with your broker or bank will be sold once sellers make their decision. This SOUTHERN RIVER renovated home is sparkling clean and ready for a new owner. Situated on a whopping 770m<sup>2</sup> land this HUGE home which has been renovated would suit any large family as it has so much to offer. A quiet street close to the local park and walkway, walking distance to the bus and local shops are very convenient. Surrounded by quality homes this is truly the Australian Dream. A picturesque treed neighbourhood with many reserves and a range of park infrastructures that supports a variety of recreational opportunities. provides a scenic walking route for the community and a lake which is home to many water birds.

**INSIDE** Double Door Entry 4 Bedrooms King size Master Suite at the front with giant walk in robe Ensuite Single vanity NEW with wc and large shower All minor rooms have robes 2 Bathrooms Plus Study / Home Office / 5th Bedroom Plus Activity / IT Room Plus Games Room / Entertaining Room Plus Theatre / Cinema Room Walk in Linen Double Door Pantry Spacious kitchen with tiled splashback, 600mm stainless steel appliances and double fridge space Shoppers Entrance OPEN PLAN KITCHEN DINING AND FAMILY ROOM NEED TO KNOW Ducted Reverse Zoning Whole House SOLAR 6kw with 22 Panels 31 Course High Ceilings LED and Non Led Lighting Skirting Boards Stunning NEW Timber Laminate (OAK LOOK) floors NEW CARPETS FRESHLY PAINTED Inside and Out DOUBLE SIDE GATES - rear access

**OUTSIDE** DOUBLE SIDE GATES - rear access DOME PATIO TRIPLE GARAGE Higher than normal garage Small Storage Shed Rear BABY ROLLER for access Reticulated Lawns & Garden PLENTY OF ROOM for a pool or giant workshop Hot Water System is Gas Instant Builder - Commodore Homes Built - 2008 Living - 233.42m<sup>2</sup> approx Garage - 59.03m<sup>2</sup> Alfresco - 21.86m<sup>2</sup> Dome Patio - 50m<sup>2</sup> Undercover Total - 298.51m<sup>2</sup> Inc Patio/Porch - 355m<sup>2</sup> Land - 770m<sup>2</sup> Rates - \$2,399.80 Water - \$218.41 per bill approx GREEN TITLE LAND IF YOU WISH: Email Gillian if you would like checklists and an expression of interest form ahead of time [gillianragan@gmail.com](mailto:gillianragan@gmail.com) IF YOU WISH: For LOCALS & OVER EAST buyers I have SOLD many homes this year I am happy to send you a SET of videos via WhatsApp they are great and give you a good view ahead of home open I have checklists for everything to ensure that your purchase goes smoothly, every single buyer I have had has been extremely happy with the result I am a local resident and can help with everything.