

**21 Lycett Turn, Southern River, WA 6110**

**House For Sale**

Wednesday, 27 December 2023



**21 Lycett Turn, Southern River, WA 6110**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



Gavin Pereira  
0423092441

## Offers Over \$769,000

Gavin Pereira is excited to present to market 21 Lycett Turn, Southern River. An impressively large 4-bedroom, 2-bathroom family home with multiple living zones and plenty of upgrades with over 300sqm under the main roof. It is perfectly positioned just a short stroll from Gosnells Golf Course as well as being nestled in the desirable Harrisdale High School Zone. This stunning property is a dream come true for families seeking space, comfort, and style and boasts four generously sized bedrooms, two bathrooms plus a powder room, and a large study - perfect for today's dynamic lifestyles. As you step inside, be greeted by the grandeur of 34-course ceilings in the main living, kitchen, and games room, creating an expansive and inviting atmosphere. The multiple living zones include a formal lounge and dining rooms, a family and meals area and a massive games room offering plenty of versatility, ensuring everyone in the family has their own space to relax or entertain. The kitchen here is impressive and has an abundance of cabinets and storage options for any wannabe chef. It comes equipped with a walk-in-pantry, stainless steel appliances, microwave recess, double fridge recess and an appliance cupboard, and has a clear view to the kids playing on the back lawn. The deluxe master bedroom has a great size walk-in-wardrobe, hybrid flooring and ceiling fan and includes a stunning renovated ensuite with spa bath, stone benchtops, and premium tiling. There is also access to the separate powder room designed for your extra family members or guests. The other three bedrooms also have ceiling fans and upgraded flooring as well as huge built-in-wardrobes. Outside, the spacious backyard is ready for you to put your stamp on it, featuring a huge entertaining alfresco area that's just waiting to host gatherings and create cherished memories. With ample room for a potential pool, the possibilities for outdoor enjoyment are endless.

**FEATURES:**

- Large Family Home in top location
- Double door front entry with leadlight windows featuring kookaburras
- Premium wood look hybrid flooring and feature tiling
- LED downlights throughout
- Four deluxe bedrooms, all with ceiling fans and robes
- Stunning renovated ensuite with spa bath and stone benchtops
- Renovated Powder room
- Bedroom Four with personal sliding door / side access
- Formal lounge and dining room
- Separate study room
- Massive kitchen with an abundance of storage options
- 34 course ceiling height to Kitchen, Meals, Family room and Games room
- Ducted air conditioning
- Ducted gas heating
- Huge alfresco entertaining zone
- Plenty of room in the backyard for a pool

**Other Information:** Built by Lifestyle Homes in 2003  
Block size (Approximate): 627sqm  
Internal size (Approximate): 239sqm  
Total House size (Approximate): 309sqm  
This property's location in the Harrisdale High School Zone adds incredible value, providing access to excellent education opportunities. Being in the Brookland Park Estate, it is conveniently just a brief drive away from The Vale Shopping Centre, featuring prominent amenities such as Woolworths, Dan Murphy's, Dome Cafe, a tavern, gyms, and a variety of dining options. Combined with its impressive features, spacious layout, and the potential for creating your own backyard oasis, this home truly offers the ideal blend of comfort, convenience, and lifestyle and definitely won't last long! Contact exclusive listing agent Gavin Pereira on 0423 092 441 or [gavin@sempleg.com.au](mailto:gavin@sempleg.com.au) for more information or to book in a private viewing.

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract. We recommend clients do their independent research into gross and net returns.