

# 21 Matison Street, Southern River, WA 6110



## House For Sale

Tuesday, 28 May 2024

21 Matison Street, Southern River, WA 6110

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 4173 m2**

**Type: House**



Rebecca Donald  
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## All offers considered

Affordable Opportunity for Animal Carer/Breeder in Southern River Kennel Zone Don't miss this chance to own a versatile property with endless potential! Located in the sought-after Southern River Kennel Zone, this spacious 4,173m<sup>2</sup> corner lot at Matison Street and Cairn Road is perfect for those looking to run a business from home. The main house is in good condition, while the secondary dwelling needs some TLC. Given the high demand in the area, this property won't last long. Seize this unique opportunity to invest in a property with abundant potential.

**Main Residence:** Well-maintained 3 bedroom, 1 bathroom home Recently renovated kitchen and bathroom Brick and tile construction 3 bedrooms (2 with built-in robes) Bathroom with bath, shower, vanity, and separate toilet Lounge, dining, kitchen, laundry, back patio Recently renovated kitchen and bathroom

**Secondary Dwelling:** Versatile space ideal for a granny flat, rumpus room, or home office/small business setup with separate double-gated street access from Matison Street. 2x Living areas, Sunroom, Front patio, Bathroom with shower, vanity and a separate toilet.

**Additional Features:** \* Zoned for dog kennels or a cattery, with council consideration for an animal clinic application \* Kennel Facilities: 3 kennel sections with a total of 16 built-up kennels of varying sizes \* 4 fenced-in areas for temporary holding \* Small shed \* Large storage room \* Access: Multi access with 3 points of vehicle entry Rural feel with the convenience of being just 5 minutes drive to major shopping and 25 minutes to Perth City With high demand in the area, this affordable opportunity won't last long. Seize the chance to invest in this unique property and create your ideal business or living space. For more information call Rebecca 0447 973 005 Note: Photos from prior to tenant lease, new photo to follow when property is vacant.