

**290 Warton Road, Southern River, WA 6110**

**CENTURY 21**

**Sold House**

Thursday, 21 December 2023

290 Warton Road, Southern River, WA 6110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 648 m2**

**Type: House**



Josh Brockhurst

**\$730,000**

This exquisite 4-bedroom, 2-bathroom residence, complete with an additional study, epitomises quality living and timeless elegance. Built in 1999 by Plunkett Homes, this former display home stands as a testament to superior craftsmanship. Resting on a generous 648sqm block, the property boasts captivating features such as high ceilings, extra height windows, and a thoughtful layout that includes open plan living, a formal lounge, and a sunken games room. Inside, the home unfolds with charm and functionality. The bedrooms are generously sized, with a semi-ensuite to bedroom 2 for added convenience and a master bedroom featuring a modern ensuite for a touch of luxury. The neutral colour scheme complements any décor setting, creating a warm and inviting atmosphere throughout. Access is a breeze with a private entrance road at the front, ensuring seamless entry and exit but also off street parking for your guests and visitors. There's the option of rear access from Moffin Lane, opening up possibilities for additional parking or even to construct a workshop or second garage to enhance the property's value (subject to Council approval). The heart of the home lies in its well-appointed kitchen, overlooking the casual living area and providing picturesque views of the backyard and patio. With a large pantry, gas hotplate, and ample cupboard space, this kitchen is a home chef's delight. Step outside, and you'll find a spacious backyard designed for family enjoyment. The low-maintenance landscaping, featuring synthetic turf and established garden beds, sets the stage for outdoor play and relaxation. There's a chance for a little self-sustainability with a selection of fruit trees in the backyard including a plum tree, lemon tree and an apricot tree. The gabled patio offers a delightful space to unwind, surrounded by easy-care gardens.

**FEATURES:**

- \* Large formal lounge room to the front of the home.
- \* Open plan living combining the family, dining and sunken games room.
- \* Generous kitchen overlooking the open plan living with gas hot plate, built-in pantry plus a breakfast bar.
- \* Master bedroom exudes sophistication with quality carpets and a modern ensuite boasting a double vanity.
- \* All minor bedrooms are queen-sized with walk-in wardrobes (built-in robe to bedroom 2).
- \* Separate study at the front of the home - great place to work from home.
- \* The main bathroom is a semi-ensuite to bedroom 2 and enjoys a bath and separate shower.
- \* Ducted evaporative air conditioning throughout.
- \* Reverse cycle air conditioning available in bedroom 3.
- \* Gas points available for heating.
- \* Spacious laundry room with ample cupboard space.
- \* Huge entertaining area under the gabled patio overlooking easy care gardens.
- \* Selection of fruit trees including a plum, apricot and lemon.
- \* Double garage offering space for storage or a workshop.

Conveniently located near a wealth of amenities, including the Perth Hindu Temple, The Vale shopping centre, Amherst Village public library, Aldi Southern River, and reputable schools such as Carey Baptist College and Excelsior Primary School, this property offers a lifestyle of comfort and convenience. With parks, restaurants, and the Gosnells Golf course in close proximity, this is a residence that truly must be seen to be appreciated. Don't miss the chance to make this house your forever home! For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**  
Council Rates: \$500.00 per qtr  
Water Rates: \$313.61 per qtr  
Block Size: 648sqm  
Living Area: 208sqm approx.  
Zoning: R17.5  
Build Year: 1999  
Dwelling Type: House  
Floor Plan: Not Available

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