

# 3 Alaska Crescent, Southern River, WA 6110



## House For Sale

Thursday, 25 April 2024

3 Alaska Crescent, Southern River, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 544 m2

Type: House



Gareth May  
0430400664

## Buyers Over \$888,000

Positioned on a spacious 544sqm this home is perfect for the growing family. Offering spacious open plan living areas, four bedrooms, two bathrooms, theatre and good sized backyard. Positioned with easy access to The Vale Shopping centre offering supermarkets, café's, dining, medical facilities as well as public transport just around the corner certainly ticks all the boxes for convenient living and lifestyle. **INSIDE** • Highly functional floor plan two separate living areas allows for flexible layouts to keep the whole family happy. • You'll love the open-concept layout that creates an inviting atmosphere, perfect for both daily living and hosting guests. • There is bifold doors in the main living and dining allowing you to have the option of opening the home up or closing it off to have an enclosed alfresco or games. • Master bedroom is spacious and has a large walk in robe and a sparkling ensuite with double vanities. • The secondary bedrooms are spacious, all offering built in robes. • For the chef of the home, the kitchen is absolutely stunning! A highly functional design blended with quality finishes including extra wide island stone bench top with undermount sink, stainless steel appliances and loads of overhead cabinetry and a built in pantry. • Theatre at the front of the home, making a great space for family movie nights or watching your favourite sports. • Ducted evaporative air-conditioning for keeping cool on the warm summer nights. **OUTSIDE** • Fully enclosed backyard perfect for the kids and pets to run around and play. • Reticulated gardens front and back with established plants **SO MUCH, SO CLOSE** 350m – Nearest Bus Stop 500m – The Vale Shopping Centre 650m – Lakey Street Park & Playground 700m - Casablanca Avenue Reserve 750m – Gosnells Golf Course 1.8km - Bletchley Park Primary School 6km - Harrisdale Senior High School \*Distances are approximate, sourced from google maps. **PROPERTY DETAILS** Land Size: 544m<sup>2</sup> Build Year: 2006 Built Area (Living): 241m<sup>2</sup> Floor Plan: Available Council Rates: \$2,362 Annually (Approx) Water Rates: \$1,362 Annually (Approx) **NBN: Available** **BOOK AN INSPECTION** Contact Gareth May on 0430 400 664 or gmay@attreerealestate.com.au to arrange a private inspection. **DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.