

31 Sandmartin Drive, Southern River, WA 6110

House For Sale

Tuesday, 21 May 2024



31 Sandmartin Drive, Southern River, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 658 m2

Type: House



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ONLINE AUCTION

*** To be SOLD by OPENN NEGOTIATION - Online Finance Auction *** **ONLINE AUCTION TUESDAY 11TH OF JUNE, 2024 AT 6.00PM AWST*****FINANCE BIDDERS WELCOME*****SETTLE IN 30, 45, 60 DAYS*****SECURE WITH A \$15,000 DEPOSIT***Stunningly situated on a commanding corner block and opposite the natural bliss of the lovely Sandmartin Drive Reserve, this wonderful 4 bedroom 2 bathroom family home defines contemporary comfort in every single way imaginable and even boasts secure garage parking for up to three cars.The headline master-bedroom suite at the front of the house sits behind double privacy doors and has full-height mirrored built-in wardrobes, a separate walk-in robe, and a sublime fully-tiled ensuite bathroom with a corner bathtub, a shower, a separate fully-tiled toilet and separate "his and hers" twin-vanity basins - both with under-bench storage cupboards.A huge combined formal lounge/dining room can be one, the other, or even both, whilst the adjacent - and expansive - open-plan family, meals, and kitchen area has a gas-heating connection, sparkling granite bench tops, double sinks, a water-filter tap, a corner pantry and quality stainless-steel range-hood, gas-cooktop, oven, integrated-microwave and dishwasher appliances. Double doors off here reveal a large games room that essentially triples personal living options and enjoys seamless outdoor access to the most low-maintenance of backyard and covered alfresco settings for entertaining.Other features include, but are not limited to:

- Quality tiled flooring throughout
- Striking recessed ceiling to the entry foyer
- Functional laundry with under-bench storage and external/side access for drying
- Ducted evaporative air-conditioning and central gas heating
- Electric security window roller shutters
- Downlights
- Feature skirting boards
- Security doors
- Easy-care garden beds
- Triple lock-up garage with two remote-controlled access doors
- Extra driveway parking space
- Block size - 658sqm (approx.)
- Built in 2006 (approx.)

There is also a separate side patio outside, as well as a shimmering below-ground swimming pool. Back inside, a versatile fourth or "guest" bedroom has its own built-in robe, as well as semi-ensuite access through to the fully-tiled main family bathroom and its shower and separate bathtub.Walk to picturesque lakes and lush local parklands from here, along with Providence Christian College. Also nearby are bus stops, Bletchley Park Primary School, Primewest Southern River Shopping Centre, Southern River Square Shopping Centre, Carey Baptist College, Gosnells Golf Course and even the likes of Stockland Harrisdale Shopping Centre and Harrisdale Senior High School. The height of living convenience awaits you and your loved ones in this prime location that should definitely be on the top of your wish list!Distances to (approx.):

- Providence Christian College - 700m
- Masjid Ibrahim Mosque - 3.8km
- Gosnells Train Station - 7.3km
- Perth Airport (T1 & T2) - 22.3km
- Perth CBD - 22.3km

Water rates: \$1,305.32 p/a (approx.) - Total for 2022 - 2023 financial yearCouncil rates: \$2510.00 p/a (approx.)Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.