

4 Millway Av, Southern River, WA 6110



House For Sale

Monday, 15 April 2024

4 Millway Av, Southern River, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 510 m2

Type: House



George Hanna

EOI- High \$800's as a guide

What you need to know: To be sold via Expression of Interest (EOI), meaning any and all offers (in the price range) will be presented to the seller for consideration by April 29th 2024. It is at the sole discretion of the seller to sell the home beforehand without any notice. Buyers encouraged to put their best offers and earlier to avoid disappointment. Ideal Opportunity: This home is built in 2014 packed with many features and attention to details is evident throughout. Nestled in the heart of the expanded Southern River suburb and offers your family a good standard of lifestyle in a lovely neighborhood. Property Attributes and Highlights (At a Glance):

- The home offers four bedrooms two bathrooms and three toilets, with walk-in-robe in master bedroom and double mirrored built-in-robos in each other bedroom
- The grandmaster suite is located at the rear and is extra spacious in size with walk-in dressing room, plus en-suite with double vanities and large shower recess complete with separate toilet. Access to Alfresco can be easily gained through the double sliding doors.
- All three other bedrooms are large -sized and all of them come with sliding mirrors built-in-robos
- Second large bathroom complete with a lovely deep bath and separate shower & vanity
- Separate Theatre/Lounge Room with ceiling recess
- Activity room
- Modern Chef's kitchen in the central hub of the home overlooking the open plan meals and family with soaring high ceilings and LED down lights comes with stone-like benchtop, splash back, plenty of overhead cupboards, fitted with quality appliances (a gas hot plate, electric stove/oven & rangehood), plumbed fridge recess while offering easy access to the outdoor Alfresco through a 3 sliding doors
- Modern Quality Tiles Throughout
- Loads of LED Down Lights
- Extra Heigh Ceilings in most of the Home
- Loads of built-in robes along the corridor and in the room sized laundry
- Third toilet
- Ducted Reverse - Cycle Airconditioning with (approximately 6 zones).
- NBN connected (FTTP- Fiber To The Premises)
- Solar Panels - 6.0kw approximately
- Outdoor offering Alfresco, with auto roller shutters and easy-care paved backyard
- A double auto lock-up garage with shopper's entrance to the home
- Total building area of 249m² and all on a great easy 510m² block
- Close to Bletchley Park, The Southern Grove Primary school, the new S/River shopping center and with easy entry to all major Roads. This is what the seller loved: Location, Location, Location, with the convenience and proximity to the below:
- Duffield Loop reserve (~220m)
- Bletchley Park Primary School (~500meter)
- Bletchley Park (~500m)
- Southern Grove primary School (~1Km)
- The Vale (~2Km)
- Southern River Square (~2.3Km)
- Southern River College (~4.2KM)
- There are few child cares close by (Great beginning, Busybees, Nido Early Schools), just to name a few
- Bus stop at across the road at Balfour Street
- Easy access to Tonkin Hwy and freeway via Roe Hwy and major arterial roads
- ~20km to Perth Airport.

Service Rates:

- Water Rates: ~\$1,438 p/a
- Council Rates: ~\$2,448 p/a

Another property in this prestigious location proudly presented by G Hanna Real Estate. We look forward to seeing you at this fabulously located home. Any questions or if you want to view, give me a call on 0413484667 or send me an email on george@ghanna.com.au to register your interest. *Living in another state or overseas? Call me to arrange your own LIVE VIDEO WALK THRU of this property. Disclaimer: Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the seller or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer. Please note that all information contained therein as gathered from relevant third parties' sources, we cannot guarantee or give any warranty about the information provided.