

45 Welford Promenade, Southern River, WA 6110



Sold House

Monday, 14 August 2023

45 Welford Promenade, Southern River, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 449 m²

Type: House

\$700,000

WALK TO SCHOOL! WALK TO PARKS!Welcome to 45 Welford Promenade, Southern River! This stunning 4-bedroom, 2-bathroom house is the perfect place to call home. Upon entering you have a large master bedroom offering large walk in robe with spacious ensuite with duel vanity. Towards the centre of this home you'll find the very spacious open plan family & meals area featuring as well as very appealing flooring. The fully equipped kitchen includes all your required stainless-steel appliances, stone bench-tops, a breakfast bar stretching along the whole width of the island and a large walk in pantry. Adjacent you have an inviting home office or activity room. Further down the hall you have a huge home theatre, perfect for those family movie nights. For the kids; you have that well desired activity space off of the three bedrooms are all generously sized and feature built-in wardrobes, ensuring that everyone has plenty of space to call their own. A spacious main bathroom and large laundry also occupy this end of the house. Outside features the alfresco area perfect for summer evenings with family and friends. Features Include:- Theater room- Spacious formal lounge/kids activity room / home office- Freshly painted throughout- Master bedroom with walk-in robe - Ensuite with shower, double vanity and separate toilet- Bedroom 2, 3 and 4 are all good sizes with robes- Main bathroom with vanity, bath and shower- Good size theatre room - LED Downlights- The superb kitchen is brimming with everything you need to create culinary masterpieces for your family and guests- Massive open plan meals and living area- Reverse cycle air-conditioning, heating and cooling- Paved Alfresco area- Extra wide double lock-up garage with storage area - Spacious pantry with light- Extra storage space- Sperate toilet- Walk to Southern Grove Primary School

THE DETAILS YOU WILL NEED:Council Rates: approx. \$1,659 per annum
Water Rates: approx. \$1,300 per annum
Land Area: 449 m²
Living Area: 187 m²
Built: 2015

If you're looking for an appealing, quality home in a great location...then this is for you. Don't miss this once in a lifetime opportunity and be sure to express your interest with Regina on 0433 686 803. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.