

47 Dalyup Road, Southern River, WA 6110

House For Sale

Thursday, 23 November 2023

47 Dalyup Road, Southern River, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 614 m2

Type: House



Raman Singh
0452600414

From \$799,000

Welcome to your dream home in the heart of Southern River! This meticulously designed and well-maintained property offers the perfect blend of modern elegance and cozy comfort. With 4 bedrooms, 1 theatre room, and 2 bathrooms spread across a spacious 614 sqm land area, this home provides ample space for your family to thrive. Entertainment is taken to the next level with a dedicated theatre room, perfect for family movie nights or hosting friends. As you step inside, you'll be greeted by generously sized bedrooms and a kitchen that is a true chef's delight, boasting charming bench tops, a dishwasher and beautiful storage areas. The house features 7 split air conditioners, ensuring comfort in every corner. Practicality meets luxury with a low-maintenance, paved backyard that replaces traditional grass. The big back yard offers plenty of space for outdoor activities, while a covered patio invites you to enjoy alfresco dining, family gatherings, or a weekend barbecue with friends or family. This property is not only aesthetically pleasing but also embraces sustainable living with solar panels and a water filter installed. Security is a top priority, featuring an alarm system and Crimsafe security door screens. Situated in the desirable suburb of Southern River, known for its great community atmosphere, this home is perfect for families seeking a spacious and secure haven. Take advantage of the 2-car garage and relish the convenience of easy access to amenities, schools, and parks. Facts and numbers-Water Rates- \$1214 pa approx.Council Rates- \$2250 pa approx.Zoning- R17.5 Builder- Content Living Built in 2005Land- 614 sqm approx.Living - 207 sqm approx.Total - 248 sqm approx. Distances approx.Southern Grove Primary School - 2 km Thornlie Senior High School- 4 km Southern River College- 4.7 kmSouthern River Shopping Centre- 3 kmLivingston Marketplace- 4.8 kmBodallin Crescent Reserve- 500m Nile Park- 900m Perth Airport- 18 kmCBD Perth- 21 kmFor more information , please contact Raman Singh 0452 600 414 or Maninder Singh 0415 711 300.FOR OVER EAST BUYERS- We are happy to send you a video via WhatsApp. Find us on WhatsApp and mention the property address, we will send you the video.Disclaimer:Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy on this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.