

76 Yangtze Avenue, Southern River, WA 6110

exp Australia

House For Sale

Wednesday, 17 April 2024

76 Yangtze Avenue, Southern River, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 475 m2

Type: House



Jonathan Lai

0422952688

Motivated Seller !

Calling all discerning home seekers! Prepare to embark on a journey to claim your piece of paradise in the sought-after Southern River. Seize this golden opportunity to own a slice of prime real estate, as the motivated seller presents this impeccable family home that's destined to steal your heart. This residence isn't just a house-it's a testament to superior craftsmanship, unparalleled location, and unbeatable value. Whether you're a couple seeking serenity, a growing family in pursuit of space, a FIFO worker yearning for comfort, or a Southern River local looking to upgrade, this home caters to every lifestyle aspiration. Nestled within the tranquil Southern River enclave, this abode harmonizes style, functionality, and sustainability in perfect symphony. Prepare to elevate your living experience to new heights as you step into this exceptional sanctuary that stands head and shoulders above the rest. Boasting 4 bedrooms, 2 bathrooms, and an inviting outdoor patio, this home offers a level of space and versatility that exceeds expectations. Crafted in 2016 on an expansive 475sqm block, it's a testament to the seller's unwavering dedication and meticulous attention to detail. As you cross the threshold, be greeted by a wide entrance adorned with stylish high ceilings, setting the stage for the elegance that awaits within. Immerse yourself in the enchanting ambiance created by the strategically placed color lights, casting a spell of warmth and sophistication throughout the home. Indulge your culinary passions in the heart of the home-a sprawling kitchen featuring a stunning stone benchtop, integrated dishwasher, and ample storage, where every meal preparation becomes a culinary delight. Work-from-home professionals will appreciate the dedicated home office, complete with an attic for extra storage, ensuring both productivity and organization. Safety and joy converge in the thoughtfully designed fenced front yard, providing a secure haven for little ones to play, while you bask in the tranquility of your surroundings. Nestled in a serene corner location, and opposite a lush reserve, peace and serenity are your constant companions. Luxury permeates every inch of this abode, from the porcelain tiles gracing the living areas to the modern bathrooms adorned with ceiling-height tiles-a testament to the uncompromising commitment to quality. With an endless array of features and amenities, this family retreat represents an extraordinary value proposition for discerning investors and homebuyers alike. Don't let this opportunity slip through your fingers-seize the chance to make 76 Yangtze Avenue, Southern River WA 6110, your forever home today!

THE PROPERTY Formal Lounge Formal Dining Family/Living Area Kitchen Master Bedroom Ensuite Three Minor Bedrooms Main Bathroom Laundry Double Lockup Garage

FEATURES Dish washer Reverse cycle air conditioning Modernised kitchen Gas cooking Stainless steel appliances Ensuite to master bedroom Built in robes to 2 minor bedrooms Spacious yards

PROPERTY INFORMATION: Bletchley Park Primary School, Southern Grove Primary School, Providence Christian College school zones. Council Rates: Approx \$2264 per year Water Rates: Approx \$2370 per year Block Size: 475 sqm Zoning: R20 Build Year: 2016 Dwelling Type: House Vacant Possession

THE LOCATION (Distances are approximate)- 1.2 km to The Vale Shopping Centre (shops, cafes and amenities) - 1.0 km to Bletchley Park Primary School- 1.2 km to Southern Grove Primary School- 1.2 km to Providence Christian College - 23 km to Crown Casino Perth- 16km to Perth Airport - 26km to Perth CBD

Don't miss out on this rare opportunity! All inquiries to exclusive selling agents Jonathan Lai from eXp Australia on 0422952688 to register your interest today.

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