

78 Southern River Road, Gosnells, WA 6110



Sold House

Monday, 14 August 2023

78 Southern River Road, Gosnells, WA 6110

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 689 m2

Type: House

\$465,700

Welcome to this immaculately maintained 3 bedroom, 1 bathroom, single car garage (with room for extra parking) home situated on a large 689sqm flat block, the perfect choice for young families, first home buyers looking to enter the property market or Investors who will instantly see the potential for growth. This home has been both meticulously and proudly maintained by the owner with nothing left to do, except move on in! Upon entering, you will be greeted by a warm and inviting lounge room/parents retreat with room for a "work from home" office area. This area seamlessly connects to the open plan kitchen, dining and living area, and can also be separated by an internal door if you would prefer privacy. The spacious and functional living space creates a beautiful flow, perfect for entertaining guests or interacting with the kids while they play. The kitchen features a stainless-steel gas oven and cooktop, rangehood, a wall mounted microwave, ample storage and a breakfast bar, all overlooking the living area and leading you out to the extensive alfresco and massive garden. The generous alfresco area allows for seamless integration from inside the home out to the expansive lawn and garden area. Accommodation consists of a spacious, light and bright master bedroom with reverse cycle air conditioning and two minor bedrooms to the rear of the property, both with built in robes, these rooms are also light and bright. The recently renovated well-appointed bathroom is both elegant and functional and contains a separate shower and a bath. The laundry area has the wc, additional storage and side access to the property. One of the standout features of this home is the large block it sits on, a huge 689sqm. The backyard offers ample space for children to play, pets to roam and for you to create your dream outdoor oasis and entertaining area. Whether it's hosting a barbeque, gardening, or simply enjoying the sunshine this property offers the canvas to bring your dreams to life. Located in this highly sought after destination for families, professionals, and investors alike, Gosnells offers a rich blend of residential, commercial and recreational amenities in the local area. Close to parks, schools, nature reserves, and with easy access to transport and major highways, commuting to work or exploring the surrounding areas is a breeze. There is always something to do for people of all ages, promoting a healthy and active lifestyle. Don't miss out on the opportunity to make this well-maintained and family friendly home your own. Add this to your "must see" list today and start envisioning all the memories you'll create in this wonderful home.

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST: Master bedroom with BIRs + reverse cycle A/C Two minor bedrooms both with built-in robes Renovated family bathroom with separate bath and shower Stainless steel rangehood Gas oven and cooktop Evaporative Airconditioning Gas bayonet to formal lounge Electric Hot water system Security screen doors and windows Electric Roller Shutters Garden Sheds x 2 (workbench included) Alfresco with sink and power outlet Extensive alfresco area Extra room for parking Solar Power (6 panels 1020kw system) 720 litre water tank Ensure that you add this home to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or angie@edisonproperty.com.au for further information.

TITLE PARTICULARS: Year Built: 1989 Lot Size: 689m² Zoned R17.5 - City of Gosnells Lot 305 on Plan 15652 Volume: 1743 Folio: 206 Council Rates: \$1,600 p/a approximately Water Service: \$1,074 p/a approximately