

# 9 Eradu Court, Southern River, WA 6110



## House For Sale

Thursday, 18 April 2024

9 Eradu Court, Southern River, WA 6110

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



Andy Vidot The Vidots  
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**From \$760,000**

Nestled in a cul-de-sac, 9 Eradu Court in Southern River presents a unique opportunity to own a spacious family home built by Dale Alcock sitting on a generous 770 sqm block. This fantastic property boasts three bedrooms, two bathrooms, plus double garage with rear access. The heart of the home is the delightful kitchen, equipped with stainless steel appliances and a gas cooktop that was replaced within the last year. Ample storage and a sleek design allow for a seamless cooking experience while overlooking the open-plan meals and family area. Adorned with easy-care wood-look flooring and timber blinds, this space is perfect for casual gatherings and everyday living. Additionally, a second lounge or theatre room at the front of the home offers versatility and can be tailored to suit your family's needs. The spacious master bedroom features a modern ensuite complete with a large spa bath, contemporary vanity, and is tiled floor-to-ceiling. The two minor bedrooms, positioned at the rear, are generously sized and equipped with robes for storage. They share a second bathroom with similar high-end finishes, including a glass screen shower and a bathtub. Step outside to discover an entertainer's paradise with two expansive patios. The large patio under the main roof includes downlights and tiling, while the second patio extends alongside the home which has been fully paved, offering even more space for outdoor activities. With rear access from the garage, the lush green turf and tropical gardens provide an idyllic backdrop for outdoor enjoyment, leaving plenty of room for children and pets to roam freely. Additional features include ducted evaporative air conditioning, six solar panels for enhanced energy efficiency, alarm system, and a recently replaced garage motor. This exceptional family home is a must-see for those seeking a blend of comfort, style, and functionality. Don't miss out on this fantastic opportunity-call Andy Vidot today on 0431 826 907 to schedule a viewing and be prepared to be impressed! Whether you're looking for a family home or a savvy investment, 9 Eradu Court is the perfect choice.