

**26 Welford Promenade, Southern River, WA 6110**

**BEYOND**

**House For Sale**

Sunday, 23 June 2024

26 Welford Promenade, Southern River, WA 6110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 360 m2**

**Type: House**



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## **Fixed date sale! Must be sold!!**

Fixed Date Sale - Must be sold on or before the 14th of July 2024. All offers will be presented as soon as they are written up, an offer may be accepted before the end date. First home open is Sunday the 30th (not this Sunday, the next one) at 11:30 - 12:00pm. 30/6/24 Please be aware that this property is tenanted until the 11/11/24. The tenants are paying \$680 per week. Welcome to this stunning 4 bedroom, 2 bathroom house located at 26 Welford Promenade in Southern River. With a spacious land area of 360 sqm and a building area of 175 sqm, this property offers plenty of room for comfortable living. The house features a modern design with high-quality finishes throughout. The open plan living and dining area is perfect for entertaining guests, while the well-appointed kitchen is a chef's dream with plenty of storage and bench space. Each of the 4 bedrooms is generously sized and the master bedroom comes complete with an ensuite bathroom. The property also boasts a double garage for secure parking. Outside, the property offers a low maintenance backyard with a patio area, perfect for enjoying the outdoors. The property is conveniently located close to parks, shops, and schools, making it an ideal family home. Don't miss out on the opportunity to own this beautiful property, this property won't last long! Features: -Block Size: 360m<sup>2</sup>-Floor area: 175m<sup>2</sup>-4 Bedrooms 2 Bathrooms-Stone Bench tops-Reverse cycle Air conditioning-Located In front of parklands-1km to Southern Grove Primary school-2.3km to Southern river Square Need help with finance? I can help, don't be the buyer who misses out because of finance, a quick call from me and I can have one of our brokers get in touch with you to discuss your finance needs all at no cost to you. Call Shaun or Harjit Benwath for a viewing on 0481 084 501 or 0407 987 350 DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own inquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.