

**388 Warton Road, Southern River, WA 6110**



**House For Sale**

Monday, 1 July 2024

388 Warton Road, Southern River, WA 6110

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Gillian Ragan  
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**From 649000.00**

Situated in an amazing family estate which is in a highly sought after location. A protected quiet pocket inside Southern River with lovely parks and walkways. . This is a classy home with many extras and would make a lovely home for a young family or downsizers. . Bus transport nearby. Light & bright with many tasteful choices, good elevation, designed and decorated beautifully this home is ready for a new owner ...The location is outstanding the home is highly elevated and gated but still so nice and close to take a walk to shops, cafes, restaurants, gym, library, and transport all close by and all walking distance, so convenient INSIDE 3 Bedrooms 2 Bathrooms Master suite is at the front good size room Renovated Master Ensuite with single vanity, shower screen and wc Renovated Main Bathroom with single vanity, shower screen and bath 2 LIVING AREAS (Front Lounge could be a theatre /cinema room or could turn into a 4th Bedroom OPEN PLAN LIVING DINING AND KITCHEN Kitchen is renovated has stone benchtops, double black sink, tiled splashback, 4 overhead cupboards, dishwasher space, electric hotplate 600mm appliances, plus pantry NEED TO KNOW Front ELECTRIC Roller Shutters for Privacy ( 2 rooms ) DUCTED REVERSE AIR CONDITIONING SPLITS x2 Mitsubishi Plus a Family Room Gas Point VINYL PLANKING GREY EASY CARE FLOORING Carpets in Bedrooms LED LIGHTING CrimSafe Security Screens OUTSIDE Easy Care Backyard DOUBLE GATES REAR ACCESS TO YARD Rinnai Hot Water System Alfresco Under the Main Roof Additional DOME STYLE PATIO Real Lawn & Reticulation at Front Elevated & Gated with Lock at Front Built - 2012 Living - 122m<sup>2</sup> Total - 180m<sup>2</sup> approx Land - 313m<sup>2</sup> Rates - \$1,800 approx Water - \$300 per bill approx GREEN TITLE LAND HIGH QUALITY HOME GREAT LOCATION ..TO RENT WOULD BE - \$700.00 per week approx if you buy this amazing home as investment IF YOU WISH: Email Gillian if you would like checklists and an expression of interest form ahead of time gillianragan@gmail.com IF YOU WISH: For LOCALS & OVER EAST buyers I have SOLD many homes this past year I am happy to send you a SET of videos via WhatsApp they are great and give you a good view ahead of home open I have checklists for everything to ensure that your purchase goes smoothly, every single buyer I have had has been extremely happy with the result I am a local resident and can help with everything