

# 7 Treeline Parade, Southern River, WA 6110

Regal Gateway

## House For Sale

Wednesday, 10 July 2024

7 Treeline Parade, Southern River, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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## Offers from \$1,599,000

Experience unparalleled luxury at 7 Treeline Parade, Southern River. Come home to space and style with this elegant, 2 storey family home nestled in one of Southern Rivers most prime pockets. Rarely do you see a residence with such meticulous finishes and opportunities of this stature are few and far between. Gorgeously updated, no expense has been spared in crafting this residence that impeccably balances family living and entertaining with ease. Enjoying a gorgeous park front location, this abode boasts proximity to renowned schools, cafes and amenities, culminating in a highly sought-after lifestyle! The residence asserts itself from the street with an elegant facade adorned with aggregate concrete driveway to park multiple vehicles. You'll be impressed from the start, with double door entrance, luxuriously framed with high ceilings and engineered blackbutt flooring. The home features a dedicated theatre room, separate study, enclosed alfresco dining area, designed as a separate area for social gatherings, talking, reading or enjoying a quiet drink. The focal point of the home is the open plan kitchen, living and dining rooms, bordered by large sliding doors that allow lots of light to enter in addition to vistas of the glistening inground pool. The bespoke, french provincial inspired kitchen is a chef's dream with stunning cabinetry. The open plan living and family rooms seamlessly connects to the three exquisite outdoor alfresco dining areas delivering an enviable platform for entertaining - you'll be the envy of family and friends here! The sleeping accommodation offer generously proportioned bedrooms with a combination of walk in and fitted robes. Property Features: LOWER LEVEL • Wide double door entry • Brand new blackbutt flooring • Master suite with day/night blinds, shutters to high light windows • Fitted walk in robe • Ensuite with vanity with granite stone tops, his and hers above counter vessels, separate toilet, separate shower and floor to ceiling tiles • Dedicated study, with a second fitted walk in robe with sliding doors which tastefully separates both areas • Massive dedicated, enclosed theatre room television recess and feature coffer ceiling • Storage under the staircase • Downstairs powder room with floor to ceiling tiles • Bespoke, french provincial inspired kitchen with stunning cabinetry, tap ware, integrated dishwasher, farm house sink, stand alone Smeg stove, stone splash back, schweigen range hood, plumbed LG fridge, walk in pantry, appliance cupboard, bin cupboard, extra wide, stone island bench top with additional cupboards • French provincial inspired laundry with farm house sink, stone tops, stone splash back, above and under counter cupboards, broom cupboard, robin hood and linen cupboard • Living room with large, glass, sliding doors which lead to a decked, enclosed alfresco dining area with raked ceilings, ceiling fan, and stone cladded feature wall which leads to the other two entertaining areas • Sliding doors from the dining room step out to the second patio with gabled roof, ceiling fan, bbq and electric blinds UPPER LEVEL • Staircase with black butt treads and stone cladded feature wall lead to the upstairs accommodation • Bedroom 2 enjoys park and water views and offers ceiling fan, large walk in robe and semi en-suite • Bedroom 3 offers large mirrored robes with its own split system air conditioner • Bedroom 4 enjoys park and water views and offers ceiling fan and fitted mirror robes • Main bathroom tiled floor to ceiling, spa bath, shower with two shower heads and vanity with granite top and above counter vessel • 3rd toilet tiled floor to ceiling • Additional fitted linen cupboard for added convenience • Balcony to relax and enjoy the view The outdoor areas is a haven for entertainers, featuring vast, fully covered alfresco spaces that overlooks a sparkling, below-ground swimming pool, with shade sail and surrounded by feature greenery. This area will no doubt be one of the most used spaces of the home allowing for year round entertaining on a large scale. ADDITIONAL INFORMATION: • Built in 2006 • Council Rates \$2625.00 pa • Water rates \$1481.00 pa (approx) • 236sq of internal living space • 2 car garage with rear access • 6.5kw solar with 22 panels & 5kw inverter • Ducted reverse cycle air conditioning • High speed internet with fibre to the premise • Instantaneous gas hot water system • Alarm system • Security cameras • Security screens to most doors • Walking distance to a plethora of speciality stores and public transport This residence epitomises opulence and luxury living. Words alone cannot capture the full essence and splendour of what is on offer. Don't miss the chance to secure this exquisite home in a prime location, where elegance and comfort seamlessly blend to create a truly remarkable living experience. There is so much to love about this residence. For more information and to experience it for yourself, contact Samantha Francis from Regal Gateway Property on 0403 434 667. Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Regal Gateway Property provides this document without any express or implied warranty as to its accuracy. Any reliance placed upon this document is at the client's own risk. Regal Gateway Property accept no responsibility for the results of any actions taken, or reliance placed upon this document by a client. Figures and information may be subject to change without notice.