







22 Parkview Drive, Southern River

Faces Beautiful Parkland/Lake Setting. Enjoy from Balcony.

Welcome to 22 Parkview Drive, Southern River — a fantastic opportunity to secure a beautiful family home in one of Southern River's most sought-after pockets.

Offering a wonderful blend of space, comfort and convenience, this impressive residence is designed for relaxed family living and effortless entertaining. With generous living areas, well-appointed bedrooms and plenty of room for everyone to spread out, this is a home you'll be proud to call your own.

Step outside and enjoy the perfect setting for entertaining family and friends, relaxing with a morning coffee or watching the kids play. The property combines practical living with the lifestyle appeal that makes Southern River such a popular place to call home.

Positioned close to local schools, shops, parks, public transport and everyday amenities, everything you need is within easy reach.

Key Features:

· Separate fenced internal area to park, caravan, boat, extra car etc

4 2 2

FOR SALE
$1,250,000

VIEW
By Appointment

AGENTS
John Rechichi
0418 948 714
john.rechichi@ljhooker.com.au

AGENCY
LJ Hooker Harrisdale
(08) 9398 4000

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

· Custom designed two storey home (2016)
· Opposite beautiful parklands
· Within Harrisdale Senior High School Catchment area
· Walking distance to Providence Christian College
· Walking distance to Carey Baptist College
· Walking distance to Coles
· Walking distance to bus stop
· Seamless indoor–outdoor living with bi fold doors
· Large alfresco
· Outdoor entertaining with waterproof shade cloth, radiant heater
· Water feature, artificial turf and overhead lights
· Rear double garage with extra storage
· Garden shed with Ethernet and power
· Front lawn with artificial turf

Inside – Downstairs:

· Spacious entry with under stair storage
· UV tinted staircase windows + automatic Wi-Fi blinds.
· Lounge room with closing doors at both ends
· Dining and kitchen area opening to alfresco
· Stone benchtops, breakfast bar, plumbed fridge recess
· Large walk in pantry
· Laundry with plenty of storage
· Separate toilet
· Internal access to garage and backyard

Upstairs:

· Bedrooms 2 & 3 with built in robes
· Bedroom 4/office with built in robe
· Main bathroom with bath and shower
· Lounge with balcony overlooking parklands
· Master suite with walk in robe
· Ensuite with free standing bath, double vanity and three way shower
· Triple door linen

Extra Features:

· Evaporative cooling
Reverse cycle split system.
· DC fans in all bedrooms
· Office fan with 3 colour settings + dimmer
· UV window tinting
· Surround sound wiring + Dolby Atmos ceiling speakers
· Ethernet outlets behind TV cabinets
· Gas point
· Solar panels
· Instant gas hot water
· NBN fiber to the premises
· Block size: Approximately 408m²

For further information or to arrange a private viewing contact John Rechichi on 0418 948 714.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	30WJ00
Property Type	House
Land Area	408 m2

John Rechichi 0418 948 714
Director | john.rechichi@ljhooker.com.au

LJ Hooker Harrisdale (08) 9398 4000
21 Wright Road, HARRISDALE WA 6112
harrisdale.ljhooker.com.au | harrisdale@ljhooker.com.au











All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.