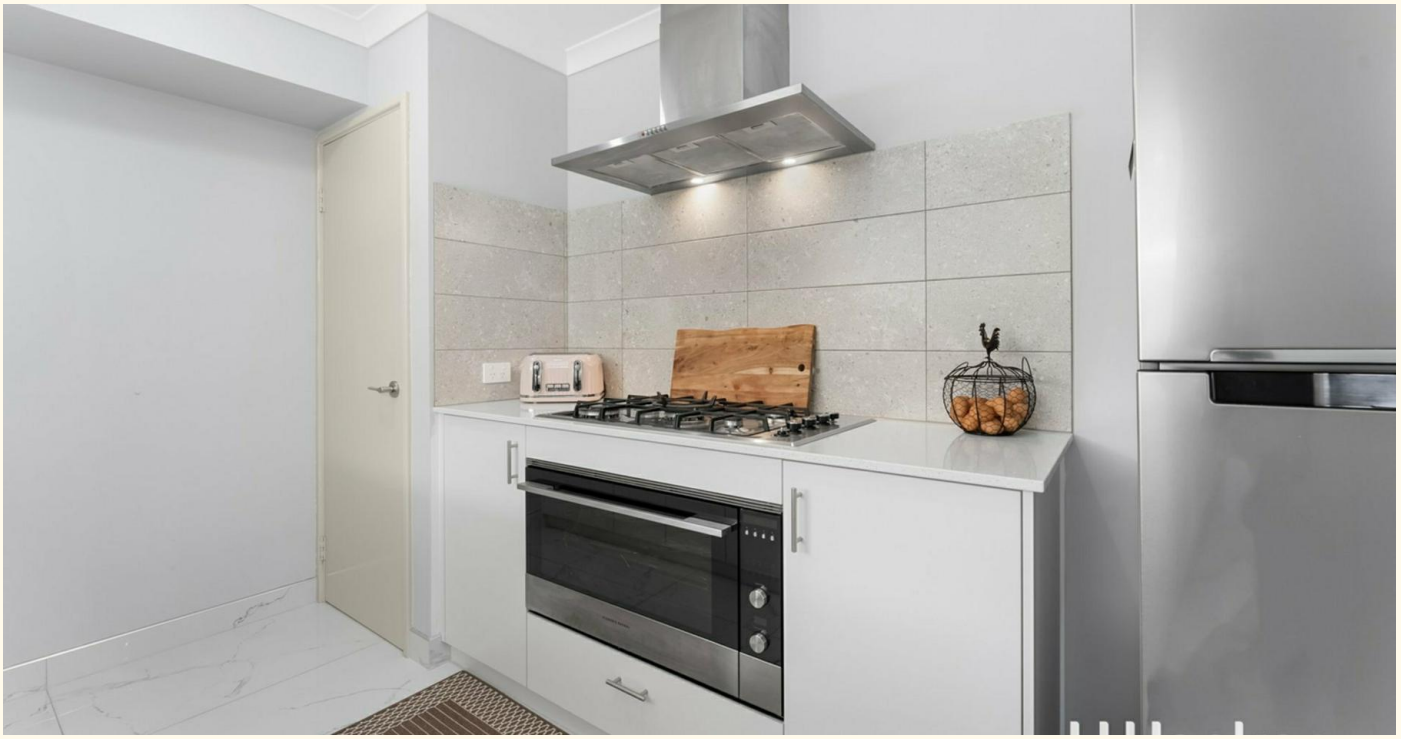








3 Upfield Street, Southern River

Park-Front and Peaceful Living

Positioned in a quiet cul-de-sac directly opposite parkland, this beautifully designed home offers modern, low-maintenance living in a highly convenient Southern River setting. Set on an approx. 308sqm block, the location gives you the rare combination of a private residential street with an open green outlook right at your doorstep.

Step inside and you'll find a thoughtfully designed 4-bedroom, 2-bathroom family home with an open-plan living, dining and kitchen zone forming the heart of the property. The master suite is positioned toward the front of the home and incorporates its own ensuite and dressing area, while the three additional bedrooms are privately positioned along a separate wing near the family bathroom. The plans also provide for a double garage, separate laundry and outdoor alfresco area.

The kitchen has been designed for everyday practicality and entertaining, with stone benchtops, pantry storage, gas hotplate, rangehood, 900mm under-bench oven, microwave recess and dishwasher recess included within the plans.

Flowing from the main living area, the alfresco provides an ideal space for relaxed outdoor entertaining, while the park-front position gives the home a greater sense of space and outlook without the

4 2 2

FOR SALE
From $799,000

VIEW
Sat 31st Oct @ 12:15PM - 12:45PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

maintenance of a large block.
The plans indicate approximately 173.51sqm in combined house, garage, alfresco and porch areas, making excellent use of the compact allotment.

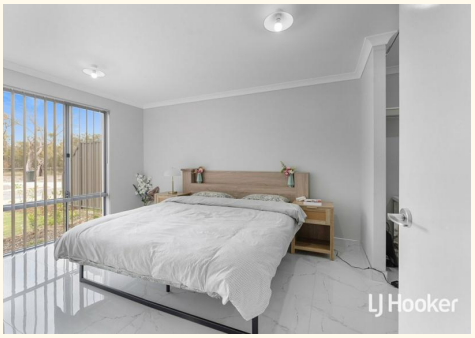
The location is a major part of the appeal. Tucked away from busy through-traffic in a family-friendly cul-de-sac, you can step outside and enjoy the park directly across the road while still being within easy reach of Southern River's shopping, schools, recreational facilities and surrounding transport connections.

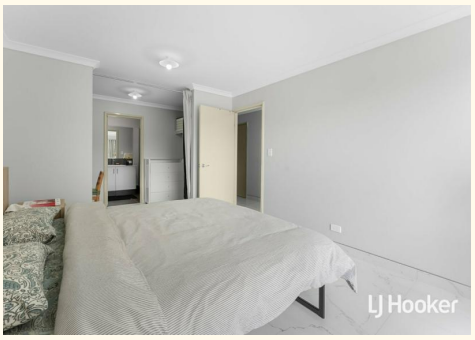
Property features include:

Approx. 308sqm block
Park-front position
Quiet cul-de-sac location
4 bedrooms
2 bathrooms
Master suite with dressing area and ensuite
Open-plan living, dining and kitchen
Kitchen with stone benchtops
Pantry, 900mm oven, gas hotplate and dishwasher recess
Separate laundry
Outdoor alfresco entertaining area
Double garage
Approx. 173.51sqm of combined house, garage, alfresco and porch area
Modern, low-maintenance design
Convenient Southern River location

A great opportunity for buyers looking for a modern home where location, lifestyle and low-maintenance living come together - with the added advantage of having the park right across the road.

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MORE DETAILS

Property ID	A3QHA2
Property Type	House
Land Area	308 m2
Including	Ensuite
	Outdoor Entertaining
	Close to Schools
	Close to Shops
	Close to Transport

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3 Upfield Street Southern River WA 6110

4 Bed | 2 Bath | 2 Car



AREA STAT :	
HOUSE AREA	131.38 sqm
GARAGE	36.86 sqm
ALFRESCO	6.75 sqm
PORTICO	1.52 sqm
TOTAL AREA	173.51 sqm

Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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