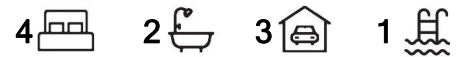


Southern River, 31 Sandmartin Drive

Executive Family Home



Sajad Ahmadyar and Amir Ahmadyar are excited to present this Executive family residence to the market.

Stunningly situated on a commanding corner block and opposite the natural bliss of the lovely Sandmartin Drive Reserve.

This wonderful 4 bedroom 2 bathroom family home defines contemporary comfort in every single way imaginable and even boasts secure garage parking for up to three cars.

The headline master-bedroom suite at the front of the house sits behind double privacy doors and has full-height mirrored built-in wardrobes, a separate walk-in robe, and a sublime fully-tiled ensuite bathroom with a bathtub, a shower, a separate fully-tiled toilet and separate "his and hers" twin-vanity basins - both with under-bench storage cupboards.

For Sale
Please Call

View
ljhooker.com.au/8GTHA2

Contact
Sajad Ahmadyar
0405 602 210
saj.ahmadyar@ljhooker.com.au



LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

Disclaimer: 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.

A huge combined formal lounge/dining room can be one, the other, or even both, whilst the adjacent - and expansive - open-plan family, meals, sparkling granite bench tops, double sinks, a corner pantry and quality stainless-steel range-hood, gas-cooktop, oven, integrated-microwave and dishwasher appliances.

Double doors off the family room reveal a large games room that essentially triples personal living options and enjoys seamless outdoor access to the most low-maintenance backyard and covered alfresco settings for entertaining.

Back inside, a versatile fourth or "guest" bedroom has its own built-in robe, as well as semi-ensuite access through to the fully-tiled main family bathroom and its shower and separate bathtub.

There is also a separate side patio outside, as well as a shimmering below ground swimming pool.

Walk to picturesque lakes and lush local parklands from here, along with Providence Christian College.

Also nearby are bus stops, Bletchley Park Primary School, Primewest Southern River Shopping Centre, Southern River Square Shopping Centre, Carey Baptist College, Gosnells Golf Course and even the likes of Stockland Harrisdale Shopping Centre and Harrisdale Senior High School.

The height of living convenience awaits you and your loved ones in this prime location that should definitely be on the top of your wish list.

Other features you would love:

- Quality tiled flooring throughout
- Striking recessed ceiling to the entry foyer
- Functional laundry with under-bench storage and external/side access for drying
- Ducted evaporative air-conditioning
- Electric security window roller shutters
- Downlights
- Feature skirting boards
- Security doors
- Easy-care garden beds
- Triple lock-up garage with two remote-controlled access doors
- Extra driveway parking space
- Approx. Block size - 658sqm
- Built in 2006 (approx.)
- Water rates: \$1,350.00 p/a (approx.)
- Council rates: \$2520.00 p/a (approx.)

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More About this Property

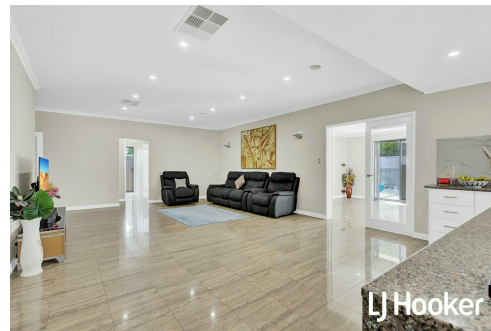
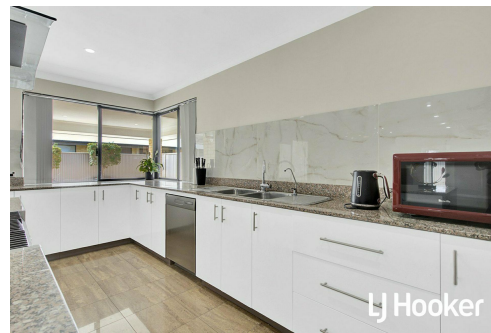
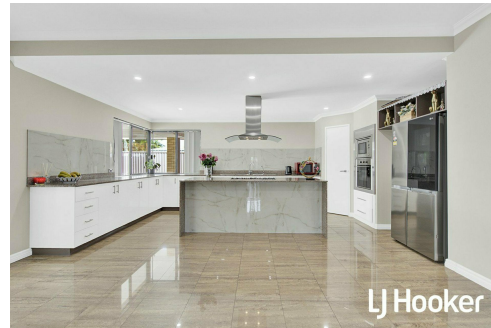
Property ID	8GTHA2
Property Type	House
Land Area	658 m ²
Including	Ensuite Evaporative Cooling Pool Dishwasher Outdoor Entertaining Built-in-Robes

Sajad Ahmadyar 0405 602 210

Sales Representative | saj.ahmadyar@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788

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