



7C Madras Way, Southern River

## Spacious Rear Townhouse with Modern Comfort

Privately positioned at the rear in an exclusive group of just three residences, this well-designed townhouse offers the perfect combination of space, functionality, and low-maintenance living on an approximately 302sqm block.

Stepping inside, you'll be welcomed by a versatile front office that can easily serve as a fourth bedroom, making it ideal for those working from home or accommodating guests. The generous open-plan living and dining area flows seamlessly into the well-appointed kitchen, featuring a 900mm gas cooktop, 900mm electric oven, and ample bench and storage space for the home chef.

The ground floor also includes a separate WC powder room, practical laundry, private courtyard, and the convenience of a double lock-up garage.

Upstairs, the spacious master suite is complete with its own ensuite, while two additional generously sized bedrooms are serviced by the main family bathroom, upstairs has 2 WC's in the bathrooms. Throughout the home, ducted evaporative air conditioning ensures year-round comfort.

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**FOR SALE**  
FROM \$949,000

**VIEW**  
Sun 28th Jun @ 11:00AM - 11:30AM

**AGENTS**  
John Rechichi  
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**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**

Ideally located close to shopping centres, cafes, restaurants and everyday amenities. This impressive townhouse delivers an easy-care lifestyle without compromising on space or convenience.

Property Features:

- Rear-positioned townhouse in a boutique group of only three
- Approx. 302sqm landholding
- Flexible front office or fourth bedroom
- Spacious open-plan lounge and dining area
- Kitchen with 900mm gas cooktop and 900mm electric oven
- Master bedroom with private ensuite
- Two additional well-sized bedrooms upstairs
- Main family bathroom plus downstairs WC
- Separate laundry
- Private courtyard
- Double lock-up garage
- Ducted evaporative air conditioning
- Conveniently located near shopping centres, food outlets, and local amenities

This is an outstanding opportunity for families, professionals, downsizers, or savvy investors seeking comfort, flexibility and an unbeatable location.

For further information contact John Rechichi - 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.

**MORE DETAILS**

Property ID	2WKJ00
Property Type	Townhouse
Land Area	302 m2
Including	Toilets (3)

**John Rechichi 0418 948 714**  
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