

45 Westmeath Loop, Southern River, WA, 6110

JW

House For Sale

Tuesday, 26 November 2024

45 Westmeath Loop, Southern River, WA, 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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0895680876

Why: Because the premium positioning and minimal maintenance design ensure an opportunity not to be missed

What: A 4 bedroom, 2 bathroom home with a double garage to the rear

Who: Families, professionals or investors seeking a move-in ready option with a contemporary style throughout

Where: Moments from schooling, parkland and shopping, with a variety of transport links nearby

Situated in the newly established and already much-loved Riverbank Estate, this 2023 built property offers a wonderful standard of contemporary living, with a low maintenance design, quality fixtures and fittings, and a conveniently placed 304sqm block. The interior follows a seamless floorplan with a spacious open plan living, dining and kitchen to the rear that opens out to the alfresco and easy care gardens, with the master suite placed to the front, and the three further bedrooms alongside ensuring a peaceful night's rest for all, while both bathrooms are well equipped, and the garage reached via a laneway to the rear. The estate is positioned perfectly with established amenities to the surrounds including the vast Sutherlands Park and the recently opened Yarralinka primary school that is only a short stroll away, with a nearby shopping precinct on hand for the essentials and straightforward transport connections to the neighbouring suburbs or further afield.

Fully fenced to the front, the modern façade ensures a welcoming appeal, with lawn to the garden and a blend of established greenery bordering the central pathway to the home and portico entry. Once inside, a lengthy hallway draws your eye to the main living area to the rear of the property, with timber effect flooring and neutral colouring throughout, along with reverse cycle ducted air conditioning for year round wellbeing. All four bedrooms are placed to the front of the residence, with the three minors all carpeted, spacious in their design and equipped with built-in robes for storage, with the master suite to the right of entry, and again carpeted with a walk-in robe and ensuite with a glass shower enclosure, large vanity and a private WC.

The main bathroom follows the contemporary design found throughout the entire property, with a glass shower enclosure, bath and vanity, with a separate WC next door, and a laundry with cabinetry, a linen closet and access to a drying court along the side of the home, with the addition of garage entry for convenience.

The open plan family hub comes next, with a continuation of that timber effect flooring, plenty of natural light and sliding doors to the alfresco, with the generous area offering a flexible layout that can be arranged to your individual needs, and the direct access to the exterior allowing uninterrupted indoor to outdoor living. The kitchen is placed centrally within the space, and offers outstanding appliances with an in-built 900mm oven, gas cooktop and rangehood, along with stone benchtops, a choice of cabinetry with both under bench and wall mounted options, and a full height pantry, with a fridge and dishwasher recess for an integrated look and a breakfast bar for gathering around.

The alfresco sits under the main roof, with paving to the floor to offer a private spot for relaxation, while the easy care gardens surround the space with a variety of greenery and stepping stones to the gated back entry, with reticulation in place for minimal maintenance. The garage is positioned to the rear of the home, with access via a laneway behind, with remote roller door entry and doors into both the main living area and drying court.

And the reason why this property is your perfect fit? Because this newly built home offers all the modern conveniences you could need, with an easy care design ensuring maximum relaxation.

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