

Just Listed



44 Bristle Avenue, Southern River



## Lovely Family Home With Pool

Welcome to 44 Bristle Avenue, Southern River, this lovely 4 bedroom 2 bathroom family home with pool, theatre and study. Is definitely a home you don't want to miss out on, so get in quick as this great family home will not last long.

Property features include:

- 4 bedroom 2 bathrooms family home
- Below ground salt water swimming pool with water feature
- Spa
- 8 Solar Panels, System size 6.6kw, inverter size 5kw
- Open plan kitchen, dining and family room
- Great galley kitchen with dishwasher and built in fridge recess
- Theatre room with feature double french doors
- Study which could be a 5th bedroom
- King size master bedroom with ensuite and his and her walk in robes
- Queen size minor bedrooms with built in robes
- Reverse cycle ducted air conditioning
- Quality flooring, lights and window treatments throughout
- Feature oak floors in most rooms
- Good size laundry with built in storage
- Great alfresco entertaining area
- Fantastic backyard with plenty of room for the kids to play, and your fur friends.

 4  2  2

**Price** All Genuine Offers Considered

**Property Type** Residential

**Property ID** 33113

### Agent Details

Jessica Ryder - 0457 369 807

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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REAL ESTATE

- Good size garden shed
- Brick and tile
- Built in 2010, on a 789m2 block
- Fantastic location close to shops, schools, parks and public transport

Trust me this lovely family home will not last long, so call Jess Ryder  
0457369807 today  
to arrange a viewing.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*