

1 Greenscape Road Southern River, WA

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## Charming Family Home!

Nestled within the serene streets of Southern River, this property offers the ultimate family living experience. From the moment you arrive, you will be captivated by the charm and warmth exuded by this inviting home. Step through the front door to discover a spacious interior that seamlessly blends comfort with functionality. With its modern design, spacious layout, and meticulous attention to detail, this four-bedroom, two-bathroom haven is designed to impress families and visitors alike.

### Features include:

- Spacious master bedroom, equipped with a his and hers walk-in robes, as well as stylish private ensuite
- Three other generously sized bedrooms with their own built-in robes
- Delightful chef's kitchen, built with stainless steel appliances, spacious countertops, and plenty of storage
- Open plan layout, seamlessly combining the kitchen, living and dining area
- Cozy theatre room and a stunning bar area f

**Price:** \$UNDER OFFER!!

**Council Rates:** \$2,400.00/year (approx)

**Water Rates:** \$867.12/year (approx)

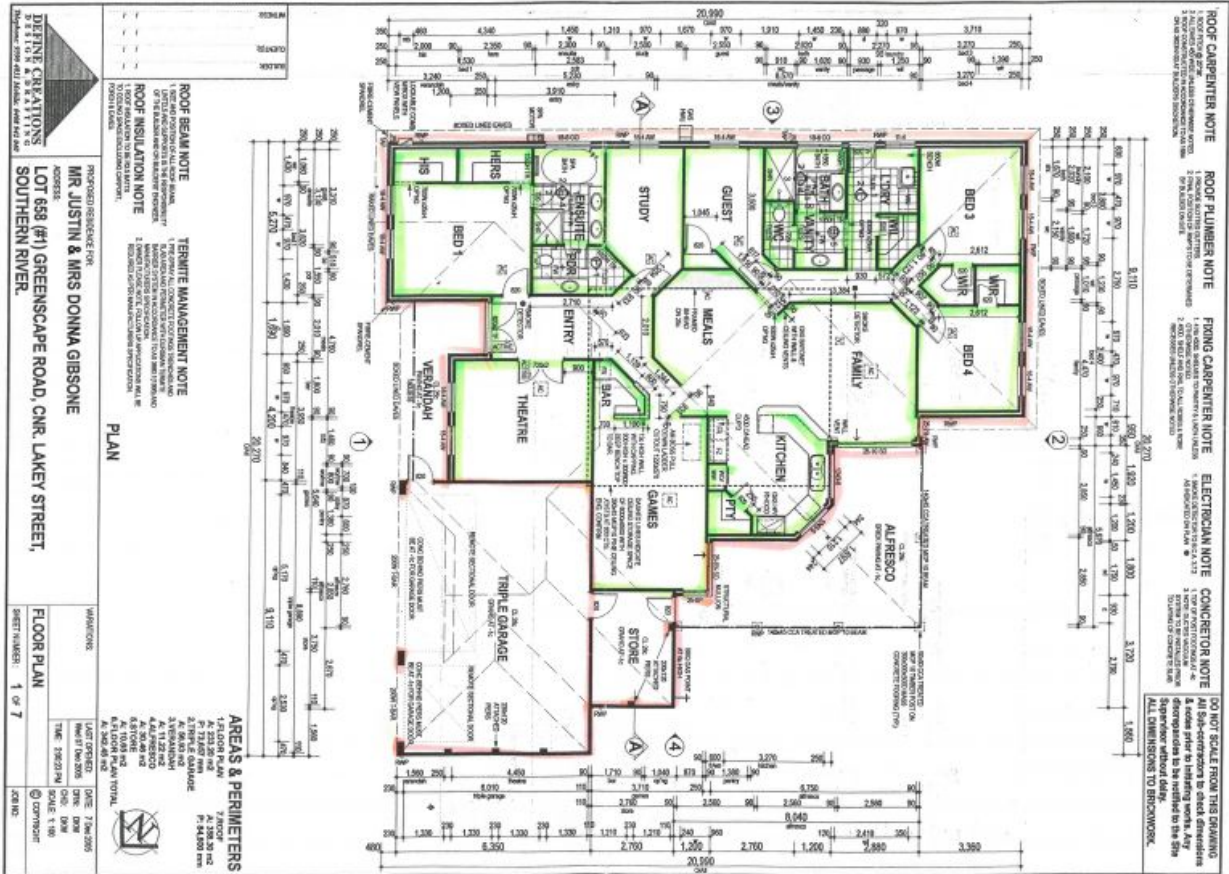


**Max Park**

0403 038 647

**Tim Huynh**

0450 435 854



**DO NOT SCALE FROM THIS DRAWING**  
 All sub-contractions to check dimensions  
 1. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED  
 2. DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED  
 3. DIMENSIONS TO EDGE UNLESS OTHERWISE NOTED  
 4. DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED  
 ALL DIMENSIONS TO BRICKWORK.

**ROOF CARPENTER NOTE**  
 1. ROOF CARPENTER TO CHECK ALL DIMENSIONS  
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 3. ROOF CARPENTER TO CHECK ALL DIMENSIONS

**FRONG CARPENTER NOTE**  
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 2. FRONG CARPENTER TO CHECK ALL DIMENSIONS  
 3. FRONG CARPENTER TO CHECK ALL DIMENSIONS

**ELECTRICIAN NOTE**  
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**CONCRETOR NOTE**  
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**ROOF BEAM NOTE**  
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**ROOF INSULATION NOTE**  
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**TERRACE MANAGEMENT NOTE**  
 1. TERRACE MANAGEMENT TO CHECK ALL DIMENSIONS  
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PROPOSED RESIDENCE FOR  
**MR JUSTIN & MRS DONNA GIBSONE**  
 ADDRESS: **LOT 658 (#1) GREENSCAPE ROAD, CNR LAKEY STREET, SOUTHERN RIVER.**

**AREAS & PERIMETERS**

ITEM	DESCRIPTION	AREA (SQ M)	PERIMETER (M)
1	CONCRETE	14.23	14.23
2	BRICK	14.23	14.23
3	STONE	14.23	14.23
4	ALFRESCO	14.23	14.23
5	POOL	14.23	14.23
6	STONE	14.23	14.23
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**FLOOR PLAN**  
 SHEET NUMBER: 1 OF 7  
 DATE: 7/24/2015  
 DRAWN BY: JWG  
 CHECKED BY: JWG  
 SCALE: 1/8" = 1'-0"  
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