



Lot 12 Cairn Road, SOUTHERN RIVER, WA 6110

COUNTRY LIVING

UNDER OFFER SOLD

- A WONDERFUL WAY TO RAISE A FAMILY.

Shake off the neighbours, get back to nature, the dirt under your feet and the animals in your 1 Acre backyard. Break free to a lifestyle that will provide all you can possibly wish for, yet only minutes from town.

Lot 12 Cairn Road offers you this plus much more, being situated in Kennel Zone of Southern River you have the freedom to develop the existing set up of kennels to a thriving business.

The property does have a license for 40 dogs which is available or just turn into a retreat for the family to enjoy.

The original home was built in the mid 70s and the owner has expanded it to a 6-bedroom, 2 storey home that was completed in 2008. The home has many features that include kitchen dining, living areas, large bedrooms, plenty of storage, balcony that overlooks well-presented gardens and large patio area for entertaining. This home is well worth a look to see the complete value that is on offer.

TYPE: Sold

INTERNET ID: 300P48250

SALE DETAILS

\$920,000

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern Highway
BELMONT, WA
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Phillipa Ives

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From the front of the home with the immaculate gardens and lawns surrounded by the black fencing through to the back, you won't need to look anywhere else.

The home boasts the following:

Just over 1 acre

25 kms from Perth City

3 kms from Dogs West

2 kms from shops

Original Building mid 1970s

Extension completed 2008

6 bedrooms (3 downstairs, 3 upstairs)

Ceiling fans in 5 bedrooms

3 bathrooms (1 upstairs, 1 en suite)

Dressing room

Laundry room

Under stair storage

4 toilets (1 upstairs)

Kitchen

Walk in Pantry

Dining room

2 Living rooms (1 up, 1 down)

Balcony

2 custom built whelping rooms

Floor drain

Running hot and cold water

Ceiling power for heat lamps

Down lights -dimmable

2 fenced yards for young puppies (off whelping rooms)

Fenced holding area for dogs

Solar powered 3.90M sliding gate

Vehicle access to rear of property

2 fenced puppy play yards

4 car garage with internal motion sensor light

2 water heaters

2 tv antenna

Reverse cycle air original house installed 2020

Solar panels

Bore (no retic)

Roller shutters

2.1m colour bond front fence

2 new concrete drive ways

Secure front yard

Motion security lights front yard (street)

House Renovated commencing mid 2019

Canadian red cedar ceiling throughout lower floor of the extension

4 tv outlets upstairs

3 tv outlet downstairs

Kennels

New insulated roof 2020

Electric lighting

New concrete paths

20 Kennels;

3 exercise yards

Licensed for 40 dogs

18 Kennels piped water

Kitchen

Dishwasher (plumbed in)

Fridge

Freezer

2 3x3m storage sheds (purchased 2020)

1 Storage shed for ride on mowers etc

Water taps at every access door of kennels (total 6)

For more information and to view this spectacular property call Phillipa on 0438 683 835 today to secure your viewing.

- Land Area 4,052.00 square metres
- Bedrooms: 6
- Bathrooms: 3

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.







