



### 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 08 9422 2444

Phillipa lves 0438 683 835



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



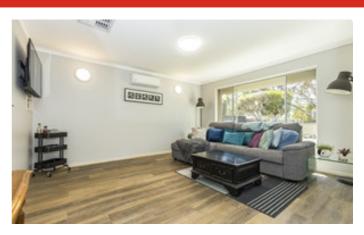










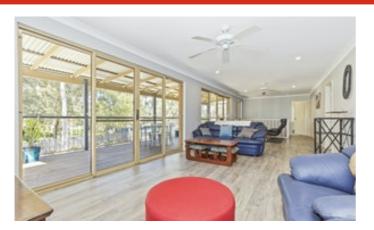


























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