



11 Piper Way, Southern River

Exceptional Family Living on Approx. 804sqm Block

Welcome to 11 Piper Way, Southern River - an impressive contemporary family residence offering the perfect combination of modern design, generous proportions and exceptional functionality, all positioned on a substantial approximately 804sqm block.

Thoughtfully designed for growing families, this beautiful four-bedroom, two-bathroom home offers multiple living areas, a dedicated cinema room, a separate children's activity area and an expansive outdoor entertaining space.

From the moment you arrive, the striking modern fae creates an inviting first impression, showcasing contrasting rendered finishes, timber-look feature cladding and contemporary architectural design.

Step inside and discover a home where high ceilings, generous living spaces and an abundance of natural light create a welcoming atmosphere throughout.

Positioned towards the front of the residence, the master suite offers a private retreat away from the remaining bedrooms. Generously proportioned, this impressive space features a walk-in wardrobe and

4 2 2

FOR SALE
$1,450,000

VIEW
By Appointment

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a beautifully designed ensuite complete with twin vanities, a spacious shower and separate WC.

For those who enjoy movies and entertainment, the dedicated cinema room provides the perfect setting for family movie nights, watching your favourite sporting events or simply relaxing in comfort.

Moving further into the home, the floor plan opens into an expansive kitchen, dining and family living environment. Designed to bring everyone together, this central space provides an excellent balance between everyday practicality and entertaining, with large sliding doors connecting the interior to the outdoor alfresco.

At the heart of the home sits the impressive designer kitchen, featuring stone benchtops, a generous island bench, induction cooktop, under-bench oven, rangehood, extensive cabinetry and convenient pot drawers. Complementing the kitchen is a separate scullery, offering additional preparation space and storage while keeping the main kitchen organised when entertaining guests.

The family-friendly layout continues towards the rear, where three additional bedrooms are positioned alongside a separate activity area. This versatile space is ideal as a children's retreat, study zone or secondary sitting area, providing excellent separation between the living and sleeping zones.

Bedrooms 2, 3 and 4 feature built-in robe provisions and are conveniently serviced by the main family bathroom, complete with a bathtub, separate shower and vanity, along with a separate WC.

One of the standout features of this residence is the expansive covered alfresco entertaining area. Flowing naturally from the main dining area, this impressive outdoor space provides the perfect setting for weekend barbecues, family celebrations and relaxed evenings with friends.

Beyond the alfresco, the substantial landholding offers excellent outdoor flexibility, with room to enjoy gardens, children's activities or further landscaping improvements to suit your lifestyle.

Adding even greater appeal is the substantial powered workshop, measuring approximately 4m wide x 6.5m long x 3m high. Offering an impressive 26sqm of workshop space, this versatile addition is ideal for tradespeople, hobbyists, DIY enthusiasts or anyone requiring extra room for tools, equipment and storage.

Completing the residence is a double garage with an automatic sectional door, a practical laundry, additional linen storage and zoned reverse-cycle air conditioning for year-round comfort.

A Location Designed for Family Convenience

Positioned in the popular suburb of Southern River, 11 Piper Way offers a wonderful lifestyle surrounded by family-friendly amenities, recreational facilities and everyday conveniences.

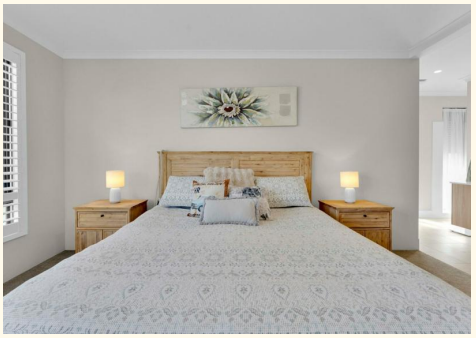
Families will appreciate access to nearby schools, including Southern Grove Primary School, Bletchley Park Primary School, Southern River College, Providence Christian College and Carey Baptist College.

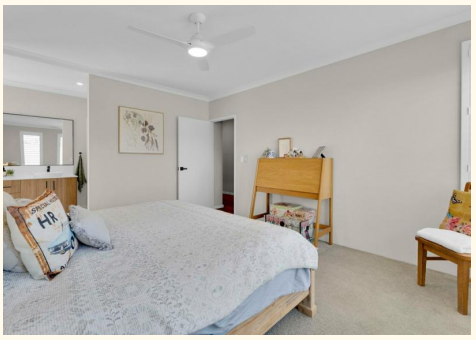
Shopping and dining options are conveniently accessible at Southern River Shopping Centre, Stockland Harrisdale and Livingston Marketplace, while nearby parks, playgrounds and Sutherlands Park provide opportunities for outdoor recreation.

With convenient connections to Southern River Road, Ranford Road,

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Nicholson Road and Tonkin Highway, the location offers easy access to surrounding suburbs and Perth's wider metropolitan area.











Property Features

Approximately 804sqm landholding
4 spacious bedrooms and 2 bathrooms
Master suite with walk-in robe and private ensuite
Ensuite with twin vanities, shower and separate WC
Three additional bedrooms with robe provisions
Dedicated cinema/theatre room
Separate children's activity area
Expansive open-plan family and dining areas
High ceilings throughout
Designer kitchen with stone benchtops
Generous island bench and induction cooktop
Under-bench oven, rangehood and extensive cabinetry
Separate scullery with additional storage
Main bathroom with bathtub and separate shower
Practical laundry and linen storage
powered workshop 4m wide x 6.5m long x 3m high
Expansive covered alfresco entertaining area
Generous outdoor space with landscaping potential
Zoned reverse-cycle air conditioning
Three-phase power provision
Double garage with automatic sectional door
Contemporary fae with feature cladding
Convenient access to schools, shopping centres, parks and major roads
Year of Build 2021

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MORE DETAILS

Property ID	A4ZHA2
Property Type	House
Land Area	804 m2
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Pool
	Dishwasher
	Workshop
	Solar Panels

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11 Piper Way Southern River

4 Bed | 2 Bath | 2 Car



AREA STAT :	
HOUSE AREA	226.37 sqm
GARAGE	34.99 sqm
ALFRESCO	37.23 sqm
PORCH	4.94 sqm
TOTAL AREA	303.53 sqm

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