

114 Castlewood Parkway, Southern River

## Rare Huge Block

Sajad Ahmadyar is proud to present this executive residence to the market.




From the moment you arrive, this home makes a statement. The wide 1.2 metre front door, framed by timber decking, sets the tone for what's inside - space, quality, and thoughtful design.

Step through and to your right you'll find the theatre room with its own bar, fitted with plush carpet, fridge recess, and plumbing if you wish to add a sink.

It's the perfect setting for entertaining, with direct access to the alfresco area for those seamless indoor-outdoor evenings.

Beyond, double doors open to a grand open-plan living area dressed in sleek 60000 ceramic tiles that run throughout the home. A central powder room with stone-topped vanity adds everyday convenience, while subtle downlights illuminate the space with warmth and elegance.

At the heart of the home is a chef's kitchen that radiates sophistication. Black stone benchtops, golden handles, and Bertazzoni Italia induction cooking create a beautiful contrast of style and function. With an oversized oven, rangehood, double pantry, plumbed fridge recess, and a private scullery complete with its own

4  2  4 

**FOR SALE**  
\$1,700,000

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

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Interested parties must rely solely on their own enquiries.



sink, this kitchen is designed for those who love to cook and entertain. Bi-fold servery windows connect the scullery to the alfresco bar - fitted with roller shutters - making it easy to serve guests outdoors.

The three secondary bedrooms are anything but minor. Each is generously sized with walk-in robes, soft carpets, and quality finishes. The main bathroom, centrally located, impresses with its full-height tiling, massive shower, and a stylish double vanity dressed in stone.

Tucked privately at the rear, the master suite offers a peaceful retreat. It features a large dressing room with custom cabinetry, double stone vanities, a double shower, and direct access to the backyard through full-height glass doors - a serene space to unwind at the end of the day.

The laundry is equally well-appointed with stone benches, built-in storage, and external access, while a dedicated IT room provides the perfect setup for working from home.

Step outside and the luxury continues. The alfresco area is an entertainer's dream - finished with eco-decking, electric café blinds, granite benchtops, tiled splashback, Heatlie BBQ, Beef Eater wok burner, and exhaust fan - all underlined by beautifully reticulated gardens and a lush lawn bordered by fruit trees. A fire-pit zone adds an extra touch of warmth for cool evenings under the stars.

The property also boasts a quad-car garage with drive-through access, side parking for a caravan or boat, solar panels, and ducted reverse-cycle air conditioning throughout.

This is more than a home - it's a lifestyle built for comfort, entertaining, and everyday indulgence.

#### Property Features & Highlights

##### Interior:

- 4 spacious bedrooms, all with walk-in robes
- Master suite with dressing room, double vanity, double shower & backyard access
- Central main bathroom with double vanity & full-height tiling
- Separate powder room with stone vanity
- Dedicated theatre room with bar, fridge recess & plumbing
- Open-plan living with double-door entry
- Private IT/study room with built-in desk
- Stone benchtops throughout (kitchen, bathrooms & laundry)

##### Kitchen & Scullery:

- Designer kitchen with black stone tops & gold handles
- Bertazzoni Italia induction cooktop & oversized oven
- Ranghood, double pantry & plumbed fridge space
- Private scullery with sink & bi-fold servery window to alfresco

##### Outdoor Living:

- Huge alfresco area with eco-decking
- Outdoor kitchen: Heatlie BBQ, Beef Eater wok burner, granite tops & tiled splashback
- Fire pit, electric café blinds & roller shutters
- Lush lawn, reticulated gardens & fruit trees

##### Additional Features:

- Quad garage with storage & drive-through access
- Side gated parking for boat or caravan
- Dual side access to backyard
- Ducted reverse-cycle air conditioning
- Solar panels for energy efficiency

## Bore Reticulation

Shire Rate: Approx \$1848.63 pa

Water Rate: Approx \$965.21 pa

Contact Sajad Ahmadyar for more information.

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### MORE DETAILS

Property ID	9AWHA2
Property Type	House
Land Area	850 m2
Including	Toilets (3)

**Sajad Ahmadyar 0405 602 210**

Sales Representative | [saj.ahmadyar@ljhooker.com.au](mailto:saj.ahmadyar@ljhooker.com.au)

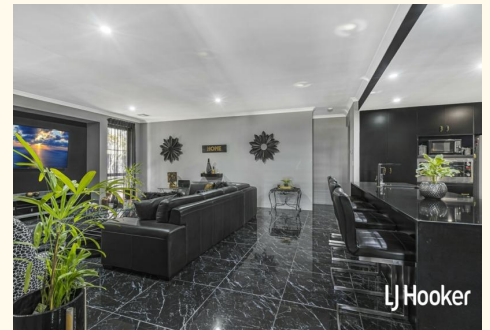
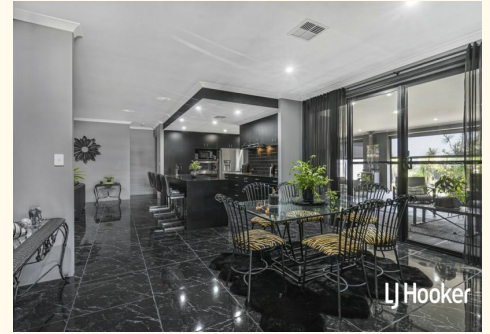
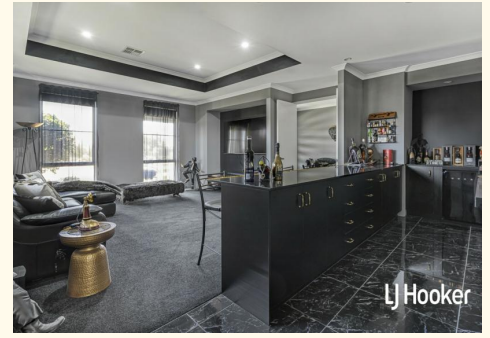
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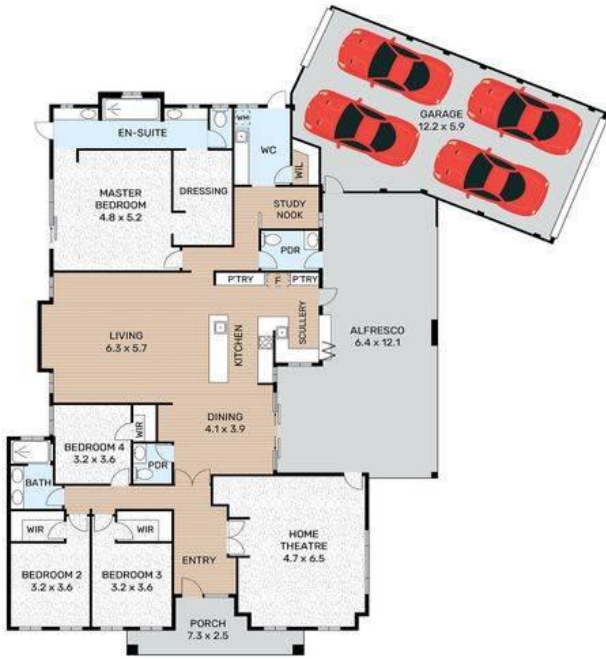
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FLOOR PLAN : 345 SQ.M  
 ALFRESCO : 68 SQ.M  
 PORCH : 11 SQ.M  
 TOTAL AREA : 424 SQ.M



Scale in metres, indicative only. Dimensions are approximate. All information contained here is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries.