

12 Drovers Road, Southern River

## Smart Design, Strong Location

Set in one of Southern River's most family-friendly pockets, this well-designed home offers an ideal balance of comfort, functionality and investment appeal.

Whether you're looking to secure an investment or planning ahead for a future family home, this property ticks all the right boxes.

From the moment you step inside, the thoughtful floor plan becomes clear. A welcoming entry leads you through to a light-filled open-plan living, dining and kitchen zone - the true heart of the home. Designed for everyday living and easy entertaining, this central space flows seamlessly to the alfresco area, creating the perfect indoor-outdoor connection.

The kitchen is both practical and generous, featuring ample bench space, quality appliances, and a walk-in pantry - ideal for busy households or tenants who value storage and functionality.

Accommodation is well separated for privacy. The master bedroom sits to the front of the home and includes a walk-in robe and private ensuite, while the remaining bedrooms are well sized and serviced by a central bathroom and separate WC. A dedicated lounge or study provides flexibility for families, working from home, or additional living

4 2 2

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 21st Feb @ 11:45AM - 12:15PM

**AGENTS**  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

space.

Outside, the low-maintenance yard and alfresco area make this home easy to care for, while the double garage with internal access adds everyday convenience.

Positioned close to local schools, parks, shopping centres, public transport and major road links, this is a location that continues to attract strong tenant demand.

#### Investment Details:

The property is currently leased at \$735 per week, with the lease in place until 23 April 2026.

#### Key Features:

Well-designed family home with multiple living areas

Open-plan kitchen, living and dining

Kitchen with walk-in pantry and ample storage

Master bedroom with ensuite and walk-in robe

Additional bedrooms generously sized

Alfresco area for outdoor entertaining

Double garage with internal access

Access to the rear

- maintenance gardens

Prime Southern River location close to amenities

Leased at \$735 per week until 23/04/2026

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#### MORE DETAILS

Property ID	9HJHA2
Property Type	House
Land Area	450 m2
Including	Ensuite
	Outdoor Entertaining
	Close to Schools
	Close to Shops
	Close to Transport

#### Sajad Ahmadyar 0405 602 210

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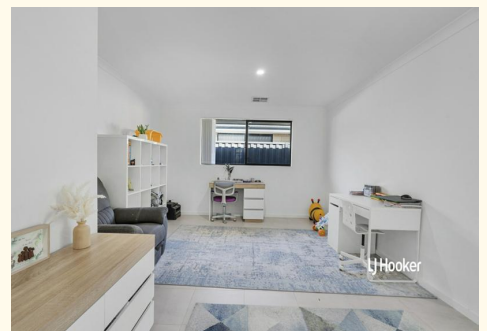
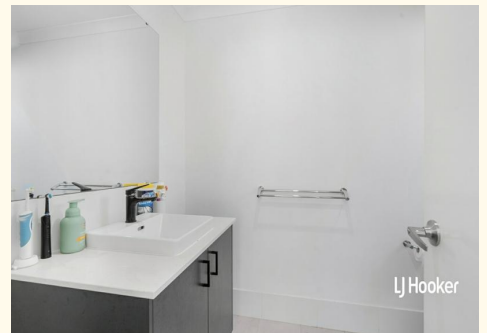
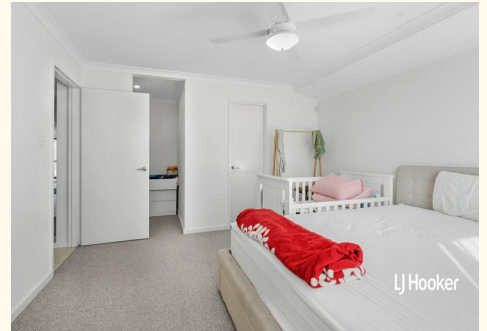
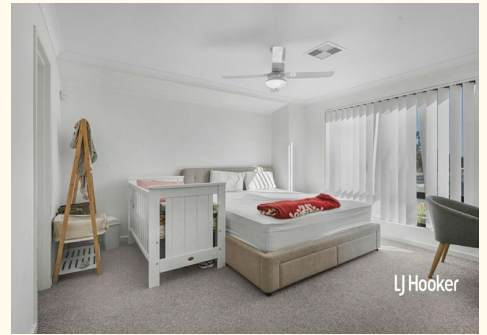
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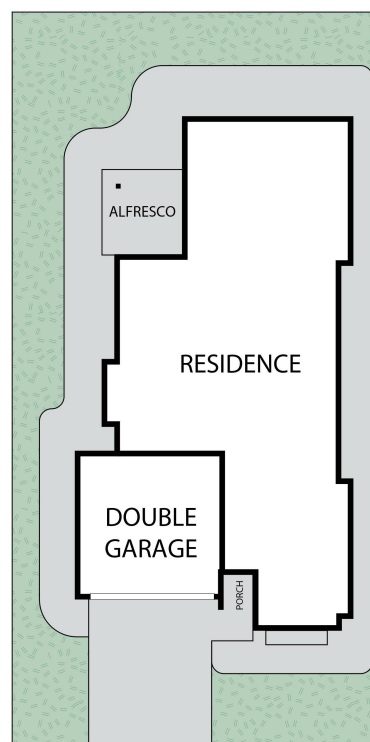
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#### LJ Hooker Thornlie | Canning Vale (08) 9459 7788

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LEVEL 1		
HOUSE	:	155.73
DOUBLE GARAGE	:	35.03
ALFRESCO	:	11.55
PORCH	:	3.15
TOTAL AREA	:	205.46 m <sup>2</sup>

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