



2 Azima Street, Southern River

## The Story of a Home Built for Family, Luxury & Community

At 2 Azima Street, the wide frontage greets you with strength, the clean front design draw your eyes upward, and the double-storey facade stands proudly - hinting that something special waits inside. It's the kind of home built not just for living, but for thriving, for raising families, for hosting generations, for creating memories that stay.

### THE GROUND FLOOR - Where the Story Begins




You step through the front door and the home immediately opens its arms. Light moves softly down the long hallway, and each step reveals a new chapter.

### A Quiet Escape

To your left, double doors open into the theatre room - a private world where movie nights, game days and family laughter unfold. It's tucked away intentionally, giving the kind of peace that makes it feel like your own little cinema.

### Focus and Flow

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788



Opposite sits the study, perfectly placed for early-morning work sessions or kids finishing homework while staying connected to the heartbeat of the home.

#### A Welcome for Everyone

A guest bedroom sits quietly on the ground floor - ideal for grandparents staying longer than planned, for older children wanting space, or for friends who come for a weekend and end up staying for a week. With a full bathroom nearby, it becomes its own retreat.

#### The Heartbeat - The Kitchen

Keep walking and the home begins to reveal its soul.

The kitchen sits at the centre, warm and inviting, with a long breakfast bar where conversations naturally begin. Behind it, the scullery waits - the hidden engine room where the real cooking, prepping and organising quietly takes place. It's made for families who love entertaining without the mess on show.

#### Where Life Happens

The living and dining area lifts in height with coffered ceilings, opening the space like a breath of fresh air. Sunlight pours in from multiple angles. You can almost imagine birthday dinners, late-night chats, kids running around, and the feeling of home settling in.

#### A Seamless Step Outside

Slide open the doors and the alfresco becomes the next chapter - a place for BBQs, summer nights and long conversations. The green garden, dotted with fruit trees, stretches out softly, giving the home a peaceful, natural frame.

#### Daily Practicality, Thoughtfully Done

A tucked-away laundry with outdoor access, a guest powder room, and an oversized double garage with a store room complete the ground level - built for real families with real lives.

#### UPSTAIRS - A Sanctuary Above

The staircase rises gently and opens into a large family retreat. Up here, the mood changes - softer, quieter, calmer.

This is the kids' zone, the teenagers' hangout, the second lounge where stories are shared before bedtime. A side balcony connects to it, catching breezes and overlooking the garden below.

#### Two Master Suites - A Rare Luxury

Like a story with two heroes, this home offers two full master suites, each with its own walk-in robe, elegant ensuite, and elevated ceilings. Positioned at opposite ends, they give complete privacy - perfect for multi-generational families or dual owners.

#### Room for Everyone

Bedrooms 3 and 4 sit side-by-side, each welcoming and comfortable, with built-in robes and easy access to the shared bathroom.

#### The Front Balcony

Stretching across the elevation, the front balcony becomes a quiet

morning ritual - a place to read, sip coffee or watch the world settle in the evening light.

## FEATURES AT A GLANCE

5 bedrooms (including two master suites and a ground floor guest suite)

5 bathrooms + outdoor powder + outdoor toilet

Theatre room with double doors

Study/home office

Massive family and dining area with coffered ceilings

Gourmet kitchen + scullery

Upstairs family retreat

Two balconies

Oversized double garage with store

Large alfresco + generous backyard

Total home size: 600+ sqm (approx.)

Land area: ~580 sqm

## THE LOCATION - The Final Chapter

Southern River is a suburb built for families who want peace without losing convenience.

Azima Street sits in one of its most sought-after pockets, surrounded by parks, lakes, schools and shopping centres.

Minutes to Nicholson Road, Ranford Road and Roe Highway, this location continues to grow in value and appeal.

It's a street where neighbours smile, kids ride bikes, and families settle for the long term.

Water Rate: Approx. \$1,794.10

Shire Rate: Approx: \$3158.40

Built Year: 2020

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## MORE DETAILS

Property ID 9B8HA2  
Property Type House  
Land Area 580 m2  
Including Study  
Balcony  
Outdoor Entertaining  
Built-in-Robes  
Close to Schools  
Close to Shops

**Sajad Ahmadyar 0405 602 210**

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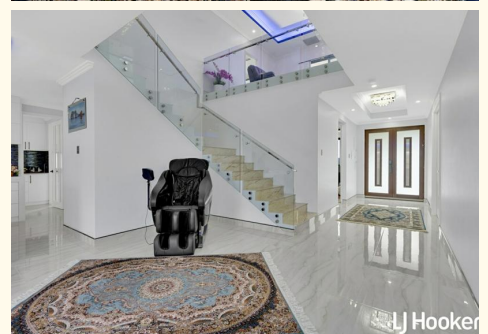
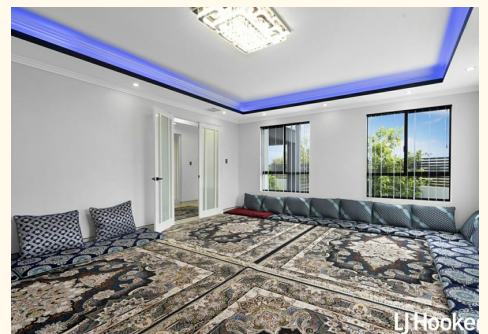
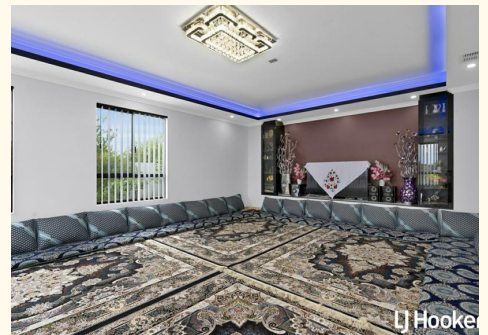
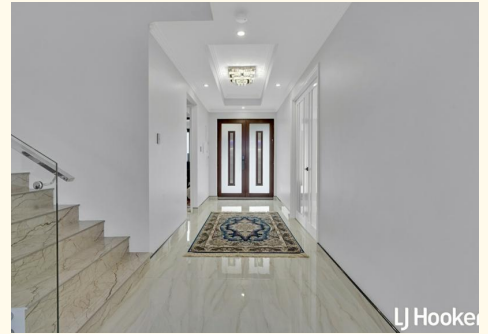
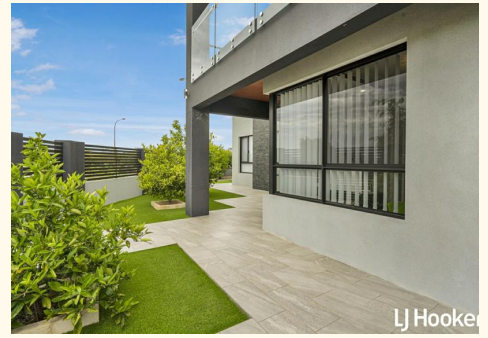
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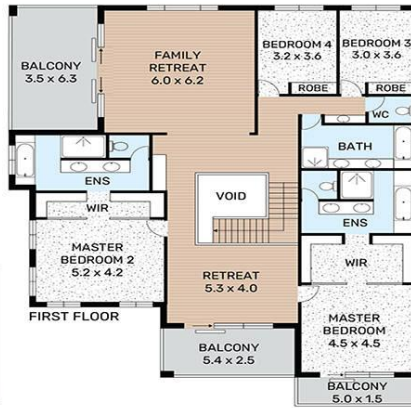
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<b>GROUND FLOOR</b>	<b>FIRST FLOOR</b>
HOUSE : 228.15	HOUSE : 250.0
GARAGE : 43.16	BALCONY : 44.8
ALFRESCO : 26.50	TOTAL AREA : 294.8 m <sup>2</sup>
PORCH : 8.50	
TOTAL AREA : 306.31 m <sup>2</sup>	



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.