



LJ Hooker



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21 Yarralinka Road, Southern River

Welcome to Your Future Home!

Sajad Ahmadyar and Amir Ahmadyar are excited to present this exceptional family home to the market.




Delivering a lifestyle of modern comfort and family friendly design, this beautifully presented 4 bedroom 2 bathroom home is positioned in one of Southern River's most sought after estates. With stylish interiors, generous living spaces, and a low maintenance outdoor setting, this home is move in ready and perfect for growing families.

Situated on approx 322sqm block, the property offers ample indoor and outdoor space, all wrapped in a modern and welcoming design.

As you arrive, you're greeted by a sleek modern facade with landscaped gardens and a wide driveway leading to a double remote-controlled garage. Step through the front door and into a welcoming entrance hallway, where you'll immediately notice the quality finishes and warm, neutral tones that flow throughout the home.

Master Bedroom

Privately located at the rear of the property the generous master suite provides a peaceful retreat with direct sliding door access to the backyard. It features a large walk-in robe and a stylish ensuite complete with a single vanity, spacious shower, and quality tapware,

4  2  2 

FOR SALE
Offers

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the perfect sanctuary for parents.

Open Plan Living Dining & Kitchen

Flooded with natural light, the central living space is both inviting and functional. The designer kitchen is well equipped with stone benchtops, 900mm stainless steel appliances, gas cooktop, tiled splash back, overhead cupboards, and a large pantry everything a modern family could ask for. The open-plan design allows flexibility for both entertaining and daily living, with ample room for a lounge suite and full sized dining setting.

Backyard

Step outside to a private low maintenance backyard, ideal for entertaining, playtime, or simply unwinding. The covered alfresco area overlooks a lawn area, perfect for kids or pets to enjoy.

Thoughtfully designed and well maintained, this home also includes ducted reverse-cycle air conditioning quality flooring, downlights, secure fencing, and solar panels to help keep your energy costs low.

Conveniently located close to schools, shopping centres public transport, and all the lifestyle amenities that Southern River has to offer, this home ticks every box.

Features

4 Bedrooms

2 Bathrooms

Master suite at the rear with backyard access

Double lock-up garage with extra driveway parking

Solar panels

Approx 322sqm land size

Council Rates: approx \$2,268 pa Water Rates: approx \$1,279 pa

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MORE DETAILS

| | |
|---------------|----------------------|
| Property ID | 923HA2 |
| Property Type | House |
| Land Area | 322 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Outdoor Entertaining |
| | Remote Garage |
| | Solar Panels |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |

Sajad Ahmadyar 0405 602 210

Sales Representative | saj.ahmadyar@ljhooker.com.au

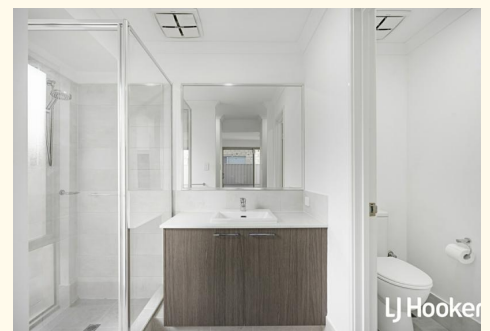
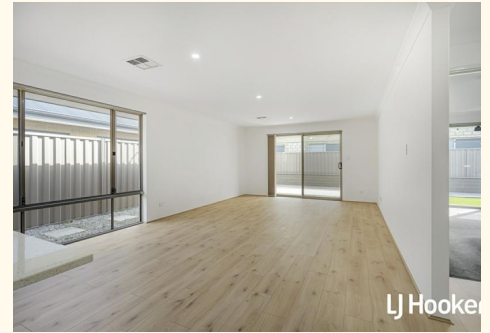
Sajad Ahmadyar 0405 602 210

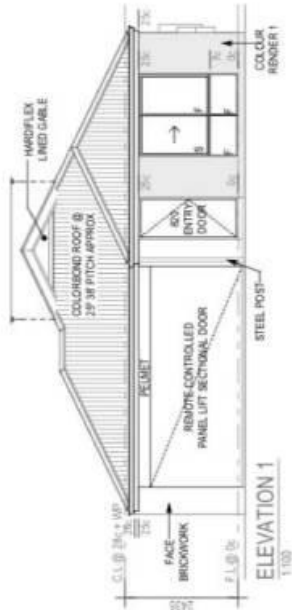
Sales Representative | saj.ahmadyar@ljhooker.com.au

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Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNIE WA 6108

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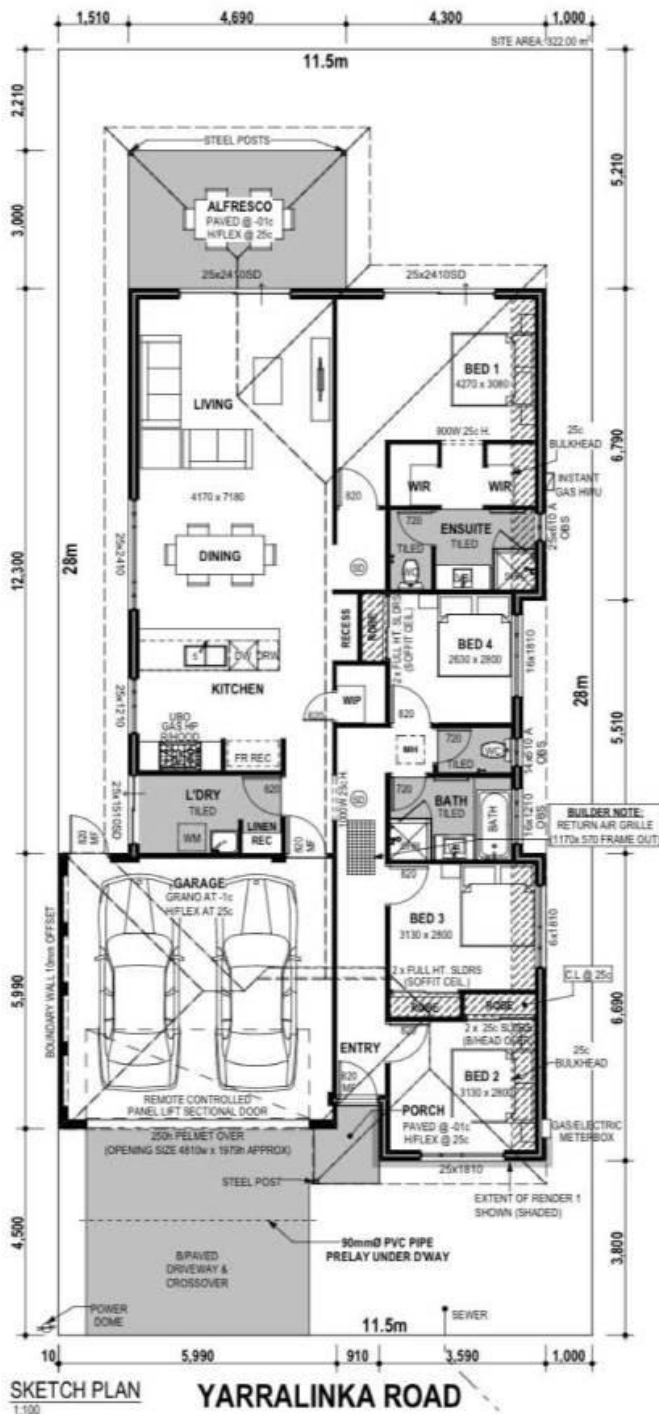




AIR CONDITIONING NOTE
 REVERSE CYCLE DUCTED AIR CONDITIONING SYSTEM INCLUDED. DETAILS TBC AT PRESTART. (FINAL LAYOUT IS TO THE SOLE DISCRETION OF THE INSTALLER FOR THE BEST POSSIBLE PERFORMANCE)

IMPORTANT NOTE
 THE FOLLOWING INFORMATION IS REQUIRED TO ENSURE ACCURACY OF THE DESIGN & BUILDING SETBACK REQUIREMENTS.
 * CONTOURED FEATURE SURVEY.
 * DEVELOPER COVENANTS, (IF APPLICABLE)
 * DETAILED AREA PLAN, (IF APPLICABLE)

| FLOOR AREA | |
|------------|-----------------------|
| NAME | Area |
| ALFRESCO | 14.07 |
| GARAGE | 34.99 |
| HOUSE | 137.72 |
| PORCH | 2.14 |
| | 188.92 m ² |
| Roof Area | |
| ROOF | 208.36 |
| | 208.36 m ² |
| PERIMETER | |
| | Perimeter |
| GARAGE | 71.99m |
| HOUSE | 56.95m |
| | 80.92m |



EBONY ALFRESCO (Amended)
 WALKER
 LOT 397 (#21) YARRALINKA ROAD, SOUTHERN RIVER

SIGNATURES
 DATE: _____
 DATE: _____
 DATE: _____
 NO STRUCTURAL CHANGES

NOTE: PPA OVERRIDES THIS DESIGN
 NOTE: ANY UPDATES TO BCA & COUNCIL REGULATIONS MAY ALTER THIS DESIGN
 NOTE: BCA REGULATION IN REGARDS TO ENERGY EFFICIENCY REQUIREMENTS TO NEW DWELLINGS MAY ALTER THIS DESIGN
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| No. | DESCRIPTION | DATE | BY | CHKD |
|-----|-------------|------------|--------|------|
| A | SKETCH | 08/08/2022 | W2XXXX | |
| B | | | | |
| C | | | | |
| D | | | | |
| E | | | | |
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| H | | | | |
| I | | | | |
| J | | | | |

PROJECT NO: **W2XXXX**
 DRAWN BY: **WABC**
 SHEET: **1 of 1**

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