

22 Portes Road, Southern River

Luxury Family Living Adjacent Parklands

Perfectly positioned in one of the most desirable pockets of Southern River, this impressive family residence at 22 Portes Road delivers the ultimate combination of luxury, space and lifestyle. Situated directly adjacent to a beautiful park with BBQ facilities, playground areas and open green spaces, this home offers the ideal setting for families who enjoy outdoor living, entertaining and a strong sense of community.

Designed with functionality and modern family living in mind, this expansive residence offering multiple living zones and a thoughtfully designed layout for growing families.

As you step inside, you are welcomed by a grand hallway, soaring high ceilings and an abundance of natural light throughout. The luxurious master suite is privately positioned and features a spacious walk-in robe, a stunning ensuite with double vanities, freestanding bath and quality finishes, creating the perfect parents' retreat.

The heart of the home showcases an expansive open-plan living and dining area complemented by a beautifully designed kitchen complete with stone benchtops, large pantry, quality appliances, breakfast bar seating and ample storage. The seamless indoor-outdoor connection

4 3 2

FOR SALE

Please Call

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



to the alfresco entertaining area creates the perfect environment for hosting family and friends all year round.

A separate theatre room provides the ultimate cinema experience, while the additional study and study nook offer flexibility for working from home or growing families needing extra space. The secondary bedrooms are all generously sized, including a private guest bedroom with its own ensuite, ideal for extended family or visitors.

Outside, enjoy the convenience of being only steps away from the parklands where kids can play freely while family and friends gather around the BBQ facilities and picnic areas. This exceptional location offers a peaceful lifestyle while remaining close to schools, shopping centres, public transport and major road connections.

Features Include:

Approx. 600sqm block

4 spacious bedrooms

3 bathrooms

Luxurious master suite with freestanding bath

Guest bedroom with private ensuite

Separate theatre room

Study plus study nook

Expansive open-plan living and dining area

High ceilings throughout

Designer kitchen with stone benchtops and large pantry

Quality fixtures and finishes

Alfresco entertaining area

Double garage with storage area

Multiple living zones

Adjacent to parklands with BBQ facilities and playgrounds

Prime family-friendly location close to schools and shopping centres

A rare opportunity to secure a spacious luxury family home in one of Southern River's most sought-after locations. Contact The Southern River Specialist Sajad Ahmadyar today for more information or inspection times.

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MORE DETAILS

Property ID 9SMHA2
Property Type House
Land Area 600 m2
Including Ensuite
Study
Air Conditioning
Outdoor Entertaining
Built-in-Robes
Solar Panels
Close to Schools
Close to Shops
Close to Transport

Sajad Ahmadyar 0405 602 210

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

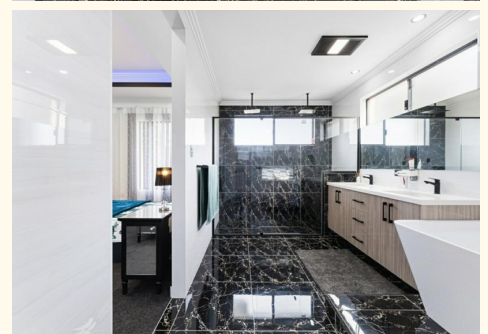
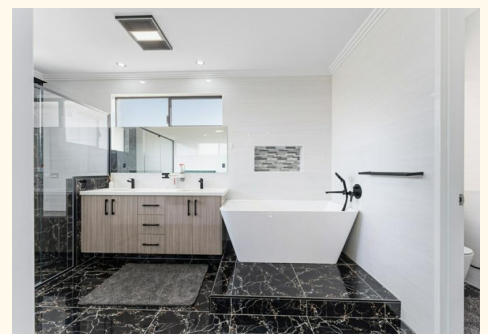
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4 Bed 3.5 Bath 1 Car



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