



235 Matison Street, Southern River

## Refined Luxury Living with Timeless Elegance

Step into a home that truly stands apart. Welcome to 235 Matison Street, Southern River—a stunning, newly built residence where contemporary design meets everyday practicality. Positioned on an approx. 378sqm block with a thoughtful design, this home offers the perfect balance of style, space, and low-maintenance living.

From the moment you arrive, the home's striking facade sets the tone - crisp white rendering, bold black accents, and clean architectural lines combine to create a modern street presence that truly stands out.

Step inside and you are welcomed by a well-considered layout that flows effortlessly from front to back, designed with both families and entertainers in mind.

Designed for Modern Living

At the heart of the home lies a spacious open-plan living, dining, and kitchen area, flooded with natural light and seamlessly connecting to the alfresco through large sliding doors. This indoor-outdoor flow creates the perfect setting for entertaining all year round.

4  2  2 

**FOR SALE**

Please Call

**AGENTS**

Sajad Ahmadyar  
0405 602 210  
saj.ahmadyar@ljhooker.com.au

Sajad Ahmadyar  
0405 602 210  
saj.ahmadyar@ljhooker.com.au

**AGENCY**

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

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**

The designer kitchen is a standout feature, complete with:

Large island bench with breakfast bar  
Sleek cabinetry with contrasting finishes  
Quality appliances and ample storage  
Dedicated scullery for added functionality and hidden prep space

The addition of a separate theatre room at the front of the home provides the perfect retreat for movie nights or quiet relaxation.

#### Spacious & Practical Layout

The intelligently designed floorplan offers excellent separation between living zones and bedrooms:  
Master suite positioned privately at the front, featuring a walk-in robe and modern ensuite  
Three additional bedrooms, all generously sized with built-in robes  
Dedicated study/home office, ideal for working from home  
Stylish main bathroom with separate WC  
Functional laundry with linen storage  
This layout ensures comfort and privacy for growing families while still maintaining open and connected living spaces.

#### Outdoor Entertaining & Low-Maintenance Living

Step outside to a beautifully finished alfresco area, perfect for hosting family and friends. The low-maintenance backyard with artificial lawn means you can enjoy your weekends without the upkeep.

The home also features a double garage with internal access and a well-planned driveway and frontage, enhancing both convenience and street appeal.

#### Location Highlights —Southern River

Positioned in one of Southern River's most sought-after pockets, this home offers:

Easy access to local parks and walking trails  
Close proximity to quality schools  
Nearby shopping centres and amenities  
Convenient access to major roads and transport links  
A family-friendly neighbourhood with a strong sense of community makes this an ideal place to call home.

#### Key Features

4 bedrooms, 2 bathrooms, powder room  
Dedicated theatre room  
Study/home office  
Open-plan living, dining & kitchen  
Modern kitchen with scullery  
Alfresco entertaining area  
Double garage with internal access  
Approx. 378sqm block  
Contemporary finishes throughout

- maintenance gardens

Disclaimer: 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.

## MORE DETAILS

Property ID 9KZHA2  
Property Type House  
Land Area 378 m2

**Sajad Ahmadyar 0405 602 210**

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

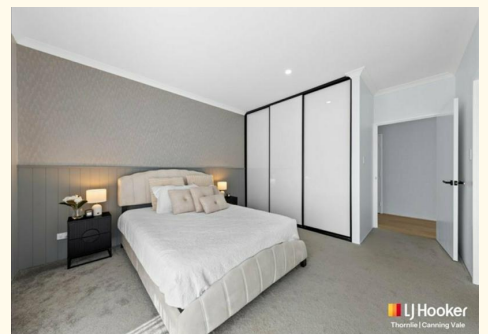
**Sajad Ahmadyar 0405 602 210**

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

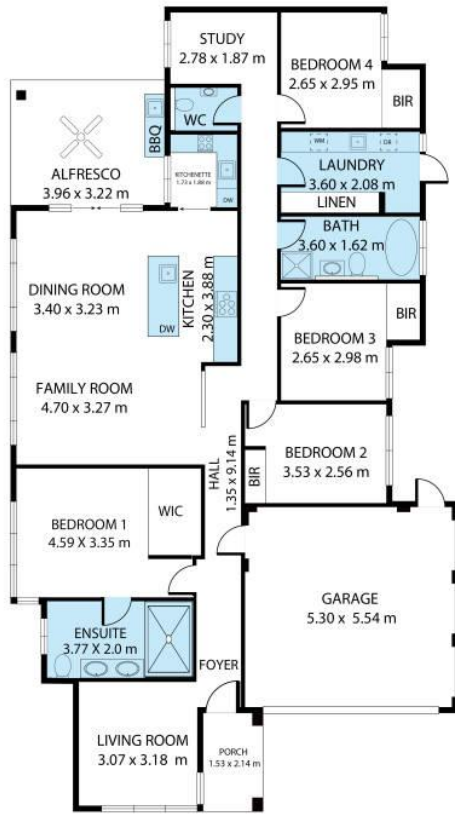
**LJ Hooker Thornlie | Canning Vale (08) 9459 7788**

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

[thornlie.ljhooker.com.au](http://thornlie.ljhooker.com.au) | [thornlie@ljhooker.com.au](mailto:thornlie@ljhooker.com.au)



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.



235 MATISON STREET, SOUTHERN RIVER  
 TOTAL APPROX. FLOOR AREA 170 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.

