

24 Irenic Road, Southern River

Modern Family Living in the Heart of Southern River

Perfectly positioned on an easy-care 375sqm (approx.) block, this beautifully designed 2021-built home offers the ideal balance of style, comfort and practicality. With approximately 216.79sqm of total building area, multiple living spaces and quality finishes throughout, this modern residence is perfectly suited to growing families, downsizers or investors.

From the moment you step inside, you're welcomed by a dedicated theatre room, creating the perfect space to enjoy movie nights or simply unwind in peace. Moving through the home, the light-filled open plan family and dining area forms the heart of the home, enhanced by high ceilings and seamlessly connecting to the stylish kitchen and outdoor entertaining area.

The kitchen has been thoughtfully designed for everyday living and entertaining, featuring a large island bench, overhead cupboards, walk-in pantry and ample storage. A convenient shopper's entrance from the garage makes bringing groceries inside easy and adds to the home's practical design.

The spacious master suite is privately positioned at the rear of the

4 2 2

FOR SALE
From \$938,000

VIEW
Sun 4th Oct @ 1:45PM - 2:15PM

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

Amir Ahmadyar
0469 375 873
amir.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

home and features a walk-in wardrobe and modern ensuite, providing a peaceful retreat away from the remaining bedrooms. The three additional bedrooms are all generously sized with built-in wardrobes and are serviced by a well-appointed family bathroom and separate WC, making the layout ideal for families of all ages.

Comfort is taken care of year-round with ducted reverse-cycle air conditioning, while solar panels, which will be fully paid off at settlement, provide an additional benefit for the new owners.

Step outside to the covered alfresco entertaining area, where indoor and outdoor living come together, creating the perfect setting for weekend barbecues, entertaining guests or simply relaxing after a busy day. Established garden beds complement the low-maintenance front and backyard, allowing you to enjoy the outdoor space without the ongoing upkeep.

Outstanding Location

Situated in one of Southern River's most sought-after pockets, this home places you within easy reach of everything your family needs. You'll enjoy close proximity to local parks, walking trails, shopping centres, quality schools, childcare facilities, public transport and popular cafés. With easy access to major road networks, commuting to surrounding suburbs and the Perth CBD is simple, while the community atmosphere continues to make Southern River one of Perth's most desirable places to live.

Property Features

Built in 2023

Approx. 375sqm landholding

Approx. 216.79sqm total building area

Four generous bedrooms

Two modern bathrooms

Separate theatre room

Spacious open plan family and dining area

High ceilings

Stylish kitchen with large island bench

Overhead kitchen cupboards

Walk-in pantry

Shopper's entrance from garage

Private master suite with walk-in wardrobe and ensuite

Built-in wardrobes to secondary bedrooms

Ducted reverse-cycle air conditioning

Solar panels —fully paid off at settlement

Covered alfresco entertaining area

Established garden beds

- maintenance backyard and frontyard

Double garage with internal access

Offering a low-maintenance lifestyle without compromising on space, comfort or functionality, this 2023-built family home is an exceptional opportunity to secure a quality residence in a highly desirable Southern River location.

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	9Y8HA2
Property Type	House
Land Area	375 m2
Including	Ensuite Outdoor Entertaining Built-in-Robes Close to Schools Close to Shops Close to Transport

Sajad Ahmadyar 0405 602 210

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

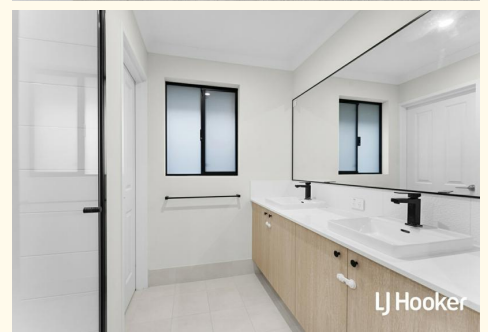
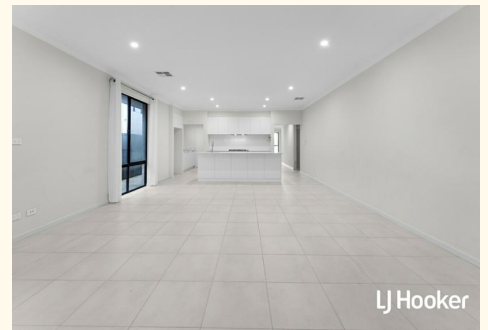
Amir Ahmadyar 0469 375 873

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

LJ Hooker Thornlie | Canning Vale (08) 9459 7788

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

thornlie.ljhooker.com.au | thornlie@ljhooker.com.au



24 Irenic Road Southern River WA 6110

4 Bed 2 Bath 2 Car



AREA STAT :	
HOUSE AREA	167.13 sqm
GARAGE	35.00 sqm
ALFRESCO	12.60 sqm
PORCH	2.06 sqm
TOTAL AREA	216.79 sqm

Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.