

33 Portes Road, Southern River




A Masterpiece of Vision, Precision and Perfection

From the moment you arrive, this home tells a story - one of vision, precision, and perfection. Every space has been crafted not just to impress, but to elevate the way you live.

Step inside and be greeted by higher ceilings on the ground floor, including the triple garage, creating an immediate sense of openness and grandeur. The extended garage depth provides generous room for multiple vehicles, storage, or a workshop - ideal for the modern family lifestyle.

Light dances through the upgraded glazing, while enhanced insulation keeps every corner peaceful and comfortable year-round. The AirTouch 5 smart climate control system ensures effortless comfort with zoned precision.

A sense of elegance flows through every bathroom - raised vanities for

4  3  3 

FOR SALE
From \$1,489,000

AGENTS

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 **LJ Hooker**

ergonomic design, flush-mount toilets for a seamless look, and premium sinks and tapware that speak of refined taste.

Follow the large 600x600 floor tiles as they guide you toward the heart of the home - a stunning open-plan living area that blends effortlessly with the outdoors. Large double sliding doors open to an inviting alfresco space, creating the perfect setting for gatherings and relaxation.

The premium lighting package, featuring over 52 downlights, casts a warm and welcoming glow throughout. Extra power points in every area, along with multiple 15A GPOs in the garage, add practical convenience without compromise.

By night, the backyard becomes a private retreat - a sparkling pool complete with an integrated spa, where the spa pump can be operated separately for moments of quiet indulgence. Upgraded pool lighting enhances the ambience, perfect for evening entertaining.

Inside, every bedroom feels like a personal haven, fitted with luxurious carpet and underlay, and full glass sliding wardrobe doors that reflect both style and space. The theatre room, with its generous proportions, offers flexibility - easily converting into a 5th bedroom when needed. The kitchen and scullery command attention with 40mm stone benchtops, premium fixtures, and an intuitive design that balances function with sophistication. Even the smallest touches - like tiled waste drains in all wet areas - reflect the builder's commitment to perfection.

This isn't just a home built for living. It's a masterpiece of comfort, craftsmanship, and care - a home designed for those who expect more.

Property Features & Luxury Upgrades and Home Overview

- ? 4 spacious bedrooms with built-in wardrobes
- ? Dedicated theatre room that can be easily converted into a 5th bedroom
- ? 3 luxurious bathrooms featuring premium finishes
- ? Triple garage with extended depth - ideal for large vehicles, storage, or workshop space
- ? Higher ceilings on the ground floor, including the garage, adding a sense of openness and grandeur

Design & Construction

- ? Upgraded glazing for improved light, sound, and thermal control
- ? Enhanced insulation throughout for year-round comfort and energy efficiency
- ? Smart AirTouch 5 climate control system with zoned air conditioning
- ? Large double sliding doors leading to the alfresco, perfect for indoor-outdoor entertaining

Bathrooms & Wet Areas

- ? Increased vanity height for improved ergonomics and comfort

- ? Flush-mount toilets for a sleek, modern look
- ? Upgraded sinks and designer tapware throughout the home
- ? Full-size mirrors in all bathrooms
- ? Extra-large bathtub for relaxation
- ? Tiled waste drains in all wet areas for a flawless finish

Kitchen & Scullery

- ? 40mm upgraded stone benchtops in both kitchen and scullery
- ? Premium sinks and tapware
- ? Spacious design offering ample storage and functionality for the modern family

Lighting & Electrical

- ? Over 52 downlights throughout the home
- ? Premium lighting package for a warm, inviting ambience
- ? Extra power points in all key areas for convenience
- ? Multiple 15A GPOs in garage for tools or EV charging
- ? Upgraded pool lighting creating a luxurious evening atmosphere

Interiors & Flooring

- ? Large 600x600 porcelain tiles in the main living areas
- ? Premium carpet and upgraded underlay in bedrooms and staircase
- ? Full glass sliding doors on all built-in wardrobes for a modern, elegant look

Outdoor & Lifestyle

- ? Spacious alfresco area seamlessly connected to the main living space
- ? Resort-style pool complete with integrated spa - spa pump operates separately for added relaxation
- ? Upgraded pool lighting for an elegant night-time experience
- ? Designed for luxury, comfort, and versatility - ideal for families who value quality living

Location & Lifestyle

Set in one of Perth's most desirable and family-friendly suburbs, this home offers the perfect blend of peaceful living and urban convenience. You'll find yourself just moments from local parks, walking trails, schools, shopping centres, and cafes, while enjoying quick access to major roads and freeways that make commuting effortless.

Whether it's a quiet evening by the pool, a weekend stroll through the nearby reserves, or a short drive to vibrant local dining - this location delivers the lifestyle every family dreams of. A community that's modern, safe, and connected - the perfect setting for your next chapter.

Built year 2023

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MORE DETAILS

Property ID 99CHA2
Property Type House
Land Area 518 m2
Including Air Conditioning
Toilets (3)
Pool
Spa
Balcony
Dishwasher
Outdoor Entertaining
Built-in-Robes
Remote Garage
3 Phase Power
Carpeted
Close to Schools
Close to Shops
Close to Transport
Pool

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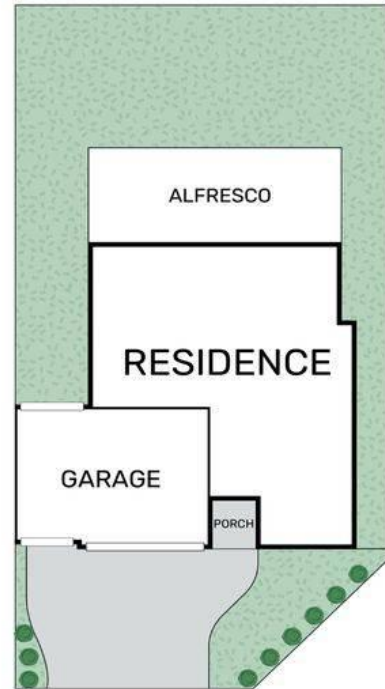
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GROUND FLOOR		FIRST FLOOR	
HOUSE	: 130.36	HOUSE	: 88.12
GARAGE	: 57.28	BALCONY	: 21.34
ALFRESCO	: 49.68	TOTAL AREA	: 109.46 m ²
PORCH	: 4.77		
TOTAL AREA	: 242.09 m ²		



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.