

42 Stillwater Street, Southern River

Modern Family Luxury in Southern River

Welcome to this stunning new residence, meticulously crafted to combine modern elegance with practical family living. Positioned on approx 507sqm lot within a peaceful and highly sought-after estate, this home offers an exceptional lifestyle opportunity for families seeking space, quality, and sophistication.

Property Highlights:

Spacious Living

Total floor area of approx 310sqm, designed with functionality and comfort in mind.

Expansive open-plan kitchen, dining and living area with soaring raised ceilings, custom lighting features, and seamless integration to the outdoor entertaining.

Accommodation:

Four generous bedrooms, each with built-in or walk-in robes.

Master suite featuring a luxury ensuite with double vanity, spa bath, double shower, and separate WC.

Separate theatre room perfect for movie nights or quiet relaxation.

Designer Kitchen:

4 2 2

FOR SALE

Expressions of Interest

AGENTS

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AGENCY

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LJ Hooker

Gourmet chef's kitchen with stone benchtops, feature island with breakfast bar, and abundant storage.

High-quality cabinetry, overhead cupboards, and modern appliances. Walk-in pantry for additional convenience.

Bathrooms & Laundry:

Two stylish bathrooms with full-height tiling, designer fixtures, and contemporary finishes.

Additional guest powder room:

Functional laundry with excellent storage solutions and direct outdoor access.

Outdoor Living:

Undercover alfresco entertaining area flowing seamlessly from the main living zone.

Landscaped grounds with provision for a low-maintenance lifestyle.

Parking & Storage:

Double garage with internal shopper's entry and added storage space. Wide driveway with additional off-street parking.

Additional Features:

Energy-efficient design with insulation and ventilation systems.

Hardwired and interconnected smoke alarms.

High ceilings and premium finishes throughout.

Theatre, alfresco, and multiple living zones for flexibility.

Brand new construction with modern compliance to the latest Australian Building Standards.

Location:

Situated in the family-friendly Southern River community, this home is within close proximity to:

Quality schools and childcare centres.

Local shopping centres, dining, and medical facilities.

Picturesque parklands, walkways, and recreational amenities.

Easy access to major transport routes for a convenient commute.

An exceptional residence for families who desire a modern lifestyle with premium finishes and intelligent design.

Property Features

Harrisdale Senior High School Zone

4 bedrooms, including master with ensuite and walk-in robe

2 bathrooms plus guest powder room

Separate theatre room

Open-plan kitchen, dining and living area

Modern kitchen with stone benchtops, walk-in pantry and quality appliances

Double garage with shopper's entry and storage space

Undercover alfresco for outdoor entertaining

Functional laundry with storage and outdoor access

High ceilings and quality finishes throughout

Approx 507sqm block in a family-friendly location

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MORE DETAILS

Property ID 94SHA2
Property Type House
Land Area 507 m2
Including Ensuite
Outdoor Entertaining
Built-in-Robes
Close to Schools
Close to Shops

Sajad Ahmadyar 0405 602 210

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

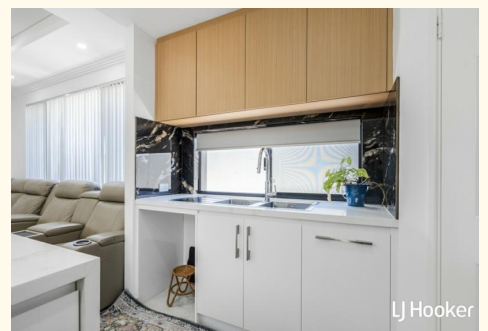
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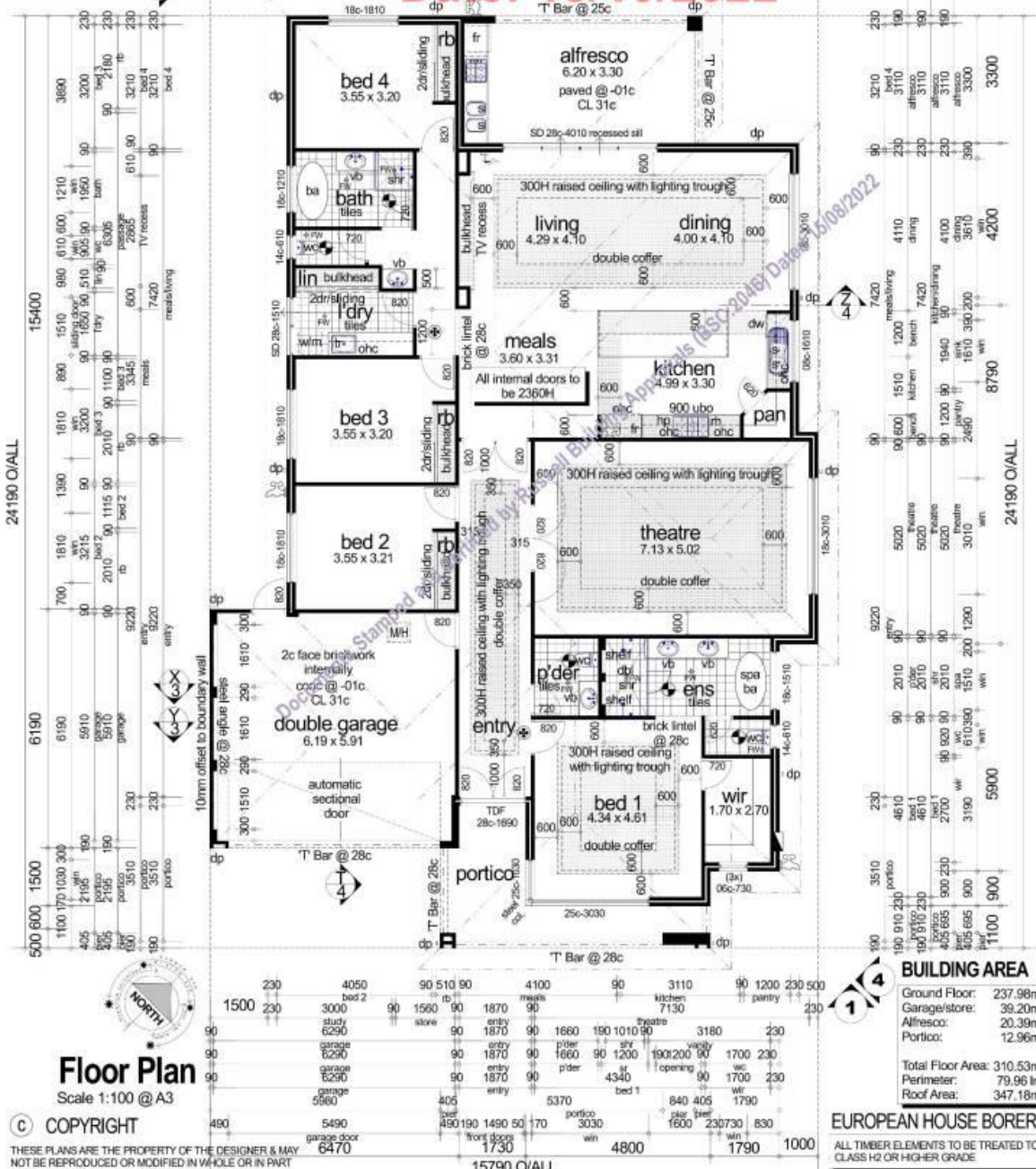
WET AREAS

WET AREAS WATERPROOFING AND WATER RESISTANCE REQUIREMENTS TO COMPLY WITH MCC 2019 PART 3.8. BUILDING ELEMENTS IN WET AREAS WILL COMPLY WITH WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH TABLE 3.8.1.1 AND AS 3740

SYMBOL LEGEND

- SMOKE DETECTOR
- EXHAUST FAN
- MAN HOLE
- HOT WATER UNIT
- TAP
- COMB MBOX
- GAS POINT

CITY OF GOSMELL
Permit Granted
Ref: BA2201198
Date: 18/10/2022



BUILDING AREA

Ground Floor:	237.98m ²
Garage/store:	39.20m ²
Alfresco:	20.39m ²
Portico:	12.96m ²
Total Floor Area:	310.53m²
Perimeter:	79.96 lm
Roof Area:	347.18m ²

Floor Plan
Scale 1:100 @ A3

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EUROPEAN HOUSE BORER
ALL TIMBER ELEMENTS TO BE TREATED TO CLASS H2 OR HIGHER GRADE.

BUILDING PERMIT	DATE: 3/08/2022	REV: DATE: DESCRIPTION:	JOB No. 22-1198
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DISCREPANCIES OCCUR. TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS. tizianoarmenti@bigpond.com			SHEET No. A02 of 07
Lot 1246, Hill 42, Sullwater Street, SOUTHERN RIVER			FORM & SPACE Mob. 04333 9 7373

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