



48 Portes Road, Southern River

4 3 2

A Story of Modern Living and Family Warmth

Sajad Ahmadyar and Amir Ahmadyar are proud to present this executive residence to the market.

Tucked away in one of Southern River's quiet, tree-lined streets sits a home where design meets lifestyle - where every corner has been shaped with comfort, light and family connection in mind.

Step through the wide front door and you're welcomed by the calm sense of space - high ceilings, soft tones and an effortless flow that makes you feel at home right away. To the side, the private theatre invites you to unwind - movie nights, laughter, and lazy weekends have never looked better.

The heart of this residence is the magnificent open-plan living and dining area, bathed in natural light that dances across the stone benchtops of the designer kitchen. Here, you'll cook, talk and laugh together - from weekday dinners to Sunday feasts. The kitchen is a chef's delight, featuring 900 mm appliances, an under-mount sink, waterfall edges, a generous walk-in pantry and a layout designed for both style and function.

FOR SALE
From \$1,350,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Slide open the doors and let the living spill outdoors to the under-roof alfresco - a space ready for barbecues, birthdays, and late-night chats beneath the stars. With a provision for an outdoor kitchen and even room for a future swimming pool, this backyard is built for the good life.

The master suite is a private retreat - beautifully appointed with a walk-in robe and an ensuite that feels like a luxury hotel, complete with twin vanities, full-height tiling and sleek finishes. Three additional bedrooms, each fitted with built-in robes and soft carpets, are thoughtfully positioned to give everyone their own sense of space. A dedicated study offers flexibility - the ideal home office or fifth bedroom if needed.

From the rendered facade and stone feature wall to the raised coffered ceilings and designer lighting, every detail has been carefully considered. This is a home that feels alive - modern, refined and built for families who value both beauty and practicality.

Located close to Southern River Shopping Centre, schools, parks and transport, it's more than just a home - it's a lifestyle.

Key Highlights

4 large bedrooms + study + theatre

Master suite with walk-in robe & luxury ensuite (double stone vanity, full-height tiling)

Expansive open-plan living & dining with raised coffered ceilings

Designer kitchen | stone benchtops | 900 mm cooktop | walk-in pantry | waterfall edges

Under-roof alfresco with plumbing for outdoor kitchen

Double garage with internal access

- course ceilings throughout, LED lighting troughs, quality tiles & carpets

Rendered modern fae with stone feature cladding

Laundry with overhead cabinetry + linen storage

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MORE DETAILS

Property ID	9B2HA2
Property Type	House
Land Area	510 m2
Including	Ensuite Study Outdoor Entertaining Built-in-Robes

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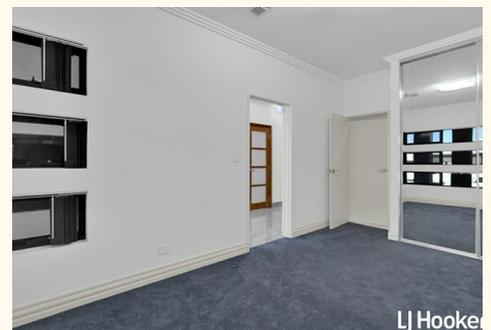
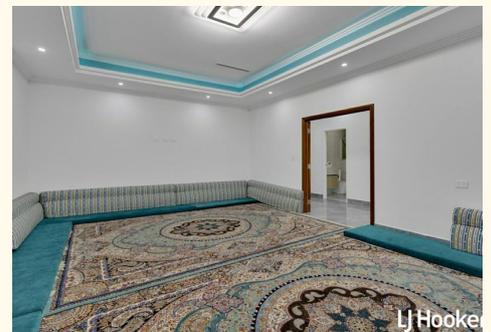
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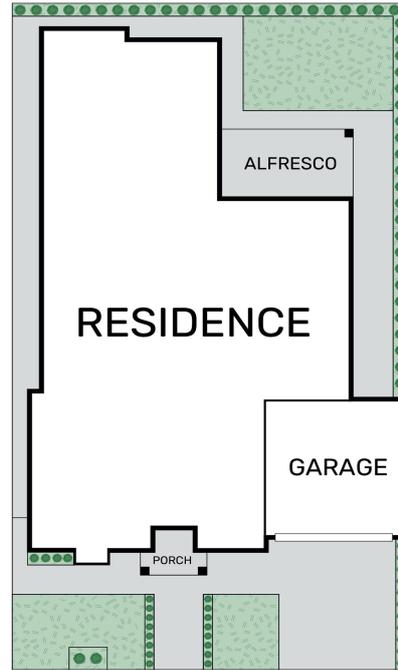
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FLOOR PLAN : 283 SQ.M
 ALFRESCO : 16 SQ.M
 PORCH : 3 SQ.M
 TOTAL AREA : 302 SQ.M



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.