







81 Daleford Way, Southern River

4 2 2

Space, Comfort & Exceptional Entertaining

Positioned on an impressive approximately 691sqm block in one of Southern River's most sought-after pockets, this spacious family residence combines generous proportions, quality features and an outstanding lifestyle. Located within the highly desirable Harrisdale Senior High School catchment and close to Bletchley Park Primary School, local parks, shopping centres, cafés and public transport, this is a home perfectly suited for growing families.

Designed with both everyday living and entertaining in mind, every area of the home has been thoughtfully planned to provide comfort, functionality and privacy.

Master Suite
Privately positioned away from the remaining bedrooms, the spacious master suite offers the perfect parents' retreat. Complete with a generous ensuite, walk-in robe and its own private outdoor retreat, it provides a peaceful space to unwind at the end of the day.

Theatre Room
Enjoy movie nights or simply relax in the dedicated theatre room, offering a separate living space away from the main family hub.

FOR SALE
From $1,390,000

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

Open-Plan Living
The heart of the home is the expansive open-plan family and meals area, creating a welcoming space where everyone can come together. Filled with natural light, it seamlessly connects to the kitchen and outdoor entertaining area.

Kitchen
The well-appointed kitchen has been designed to cater for busy family life, offering ample bench space, plenty of storage and a practical layout overlooking the main living areas so you're always part of the conversation.

Minor Bedrooms
The remaining bedrooms are generously sized, making them ideal for children, guests or those working from home. Each room offers comfortable accommodation with easy access to the family bathroom.

Outdoor Living
Step outside and discover an inviting outdoor entertaining area that's perfect for weekend BBQs, family gatherings or simply enjoying the Western Australian lifestyle.

Garage & Parking
The oversized double garage features drive-through rear access, providing additional versatility for securely storing trailers, boats or extra vehicles while also offering convenient access to the backyard.

Additional Features
Approximately 691sqm landholding.
Harrisdale Senior High School catchment.
Reverse cycle air-conditioning for year-round comfort.
Solar panel system to help reduce electricity costs.
Spacious family-friendly floor plan.
Multiple living areas.
Double garage with drive-through rear access.
Private outdoor parents' retreat off the master bedroom.
Close to schools, parks, shopping centres and public transport.

This is an exceptional opportunity to secure a spacious family home in one of Southern River's most desirable locations, offering the perfect combination of lifestyle, convenience and long-term value. Inspection is a must to truly appreciate everything this impressive property has to offer.

- * Please note the Aerial Photos to be used as a guide only with approximate boundaries and distances.

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.

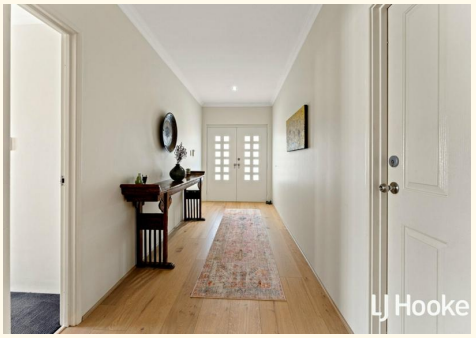
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

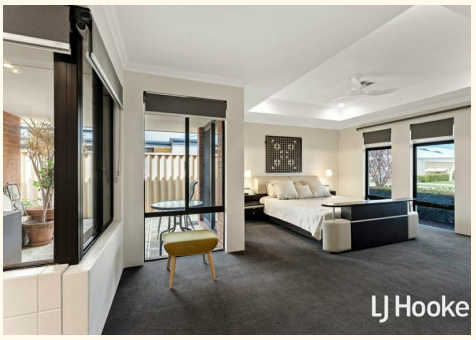
MORE DETAILS

Property ID	A3NHA2
Property Type	House
Land Area	691 m2
Including	Ensuite Air Conditioning Outdoor Entertaining Solar Panels Close to Schools Close to Shops Close to Transport

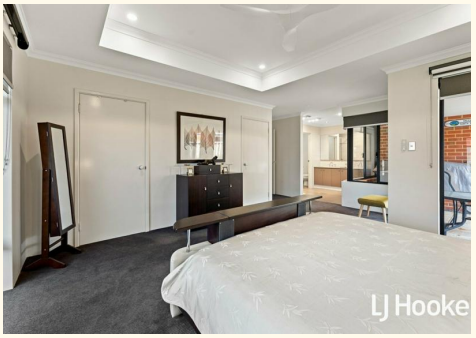
Sajad Ahmadyar 0405 602 210
Sales Representative | saj.ahmadyar@ljhooker.com.au
Sajad Ahmadyar 0405 602 210
Sales Representative | saj.ahmadyar@ljhooker.com.au

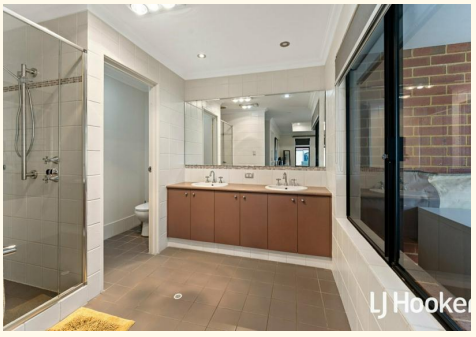
LJ Hooker Thornlie | Canning Vale (08) 9459 7788
Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNLIE WA 6108
thornlie.ljhooker.com.au | thornlie@ljhooker.com.au











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.

81 Daleford Way Southern River

4 Bed | 2 Bath | 1 Car



AREA STAT :	
HOUSE AREA	236.50 sqm
GARAGE	44.29 sqm
COURTYARD	8.47 sqm
PORTICO	3.78 sqm
ALFRESCO	33.22 sqm
TOTAL AREA	330.26 sqm

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

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