



LJ Hooker



9 Millewa Road, Southern River

## Exceptional Family Home with Premium Features in Southern River

Proudly presented by Sajad Ahmadyar and Amir Ahmadyar, this beautifully designed residence unfolds with space, warmth, and thoughtful detail at every turn - a home that effortlessly balances everyday family living with moments of luxury.

Step inside and you're welcomed by soaring high ceilings and elegant tiled floors that carry natural light through the home. At the front, a dedicated home office offers the perfect quiet retreat for work or study, while further inside, a fully equipped home theatre awaits - complete with projector, screen, sound system, and cabinetry, all included, ready for movie nights and family gatherings.

At the heart of the home sits a stunning kitchen designed to bring everyone together. Finished with stone benchtops, a gas cooktop, dishwasher, and an abundance of cupboard space, it is complemented by a generous walk-in pantry, making it as practical as it is stylish.

Overlooking the dining and main living areas, the kitchen also enjoys

4 2 2

### FOR SALE

Please Call

### AGENTS

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a clear view of the outdoor undercover entertaining zone - perfect for keeping connected with family and guests while hosting.

The living spaces flow effortlessly into multiple zones designed for comfort and flexibility. A separate dining area opens seamlessly to the undercover alfresco, creating an ideal setting for entertaining, while a spacious games or family room and a kids' activity area - thoughtfully positioned between the minor bedrooms - ensure every member of the family has their own space to relax and unwind.

The master suite is a true sanctuary. Spacious and private, it features two separate walk-in robes and a stunning ensuite finished with floor-to-ceiling tiling, a double vanity, and a luxurious double shower - a space designed to begin and end each day in comfort. The remaining bedrooms are all generously sized with large built-in robes and are serviced by a beautifully appointed main bathroom, also finished with floor-to-ceiling tiles.

Outside, the home continues to impress. The alfresco opens onto a decked entertaining area beneath an extended gable patio, with gas and water connections already in place, offering the perfect opportunity to install a future outdoor kitchen. This space overlooks a neatly landscaped backyard with reticulated garden beds, while both the front and rear gardens are fully reticulated, making maintenance easy and stress-free.

Practical touches complete the picture - solar panels for energy efficiency, a double garage, and ample driveway parking for additional vehicles, a trailer, or even a boat.

Set in a highly sought-after Southern River location, this home is within walking distance to schools, parks, shops, and public transport - offering not just a house, but a complete lifestyle.

#### Property Features at a Glance

- 4 generous bedrooms, all with built-in robes
- Master suite featuring two separate walk-in robes and a luxury ensuite with double shower, double vanity, and floor-to-ceiling tiling
- 2 stylish bathrooms, both finished with floor-to-ceiling tiles
- Dedicated home office positioned at the front of the home
- Fully equipped home theatre including projector, screen, sound system, and cabinetry
- Stunning kitchen with stone benchtops, gas cooktop, dishwasher, walk-in pantry, and extensive cupboard space
- Kitchen overlooking the dining, main living area, and outdoor undercover entertaining zone
- Multiple living zones including separate dining, family/games room, and kids' activity area
- High ceilings and tiled flooring throughout main living areas
- Seamless indoor-outdoor living with undercover alfresco and decked entertaining area
- Extended gable patio with gas and water provisions ready for an outdoor kitchen
- Reticulated gardens to both front and rear yards
- Solar panels for energy efficiency
- Double garage with ample additional driveway parking for extra vehicles, trailer, or boat
- Family-friendly location within walking distance to schools, parks, shops, and public transport

Annual Water Rate: approx. \$1355

Annual Council Rate: approx. \$2408

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	9GDHA2
Property Type	House
Land Area	554 m2
Including	
Study	
Dishwasher	
Outdoor Entertaining	
Built-in-Robes	
Solar Panels	
Close to Schools	
Close to Shops	
Close to Transport	



### **Sajad Ahmadyar 0405 602 210**

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