

21 Yarralinka Rd, Southern River, WA 6110

Offers

House 4  2  2 



## Welcome to Your Future Home!

Sajad Ahmadyar and Amir Ahmadyar are excited to present this exceptional family home to the market.

Delivering a lifestyle of modern comfort and family friendly design, this beautifully presented 4 bedroom 2 bathroom home is positioned in one of Southern River's most sought after estates. With stylish interiors, generous living spaces, and a low maintenance outdoor setting, this home is move in ready and perfect for growing families.

Situated on approx 322sqm block, the property offers ample indoor and outdoor space, all wrapped in a modern and welcoming design.

As you arrive, you're greeted by a sleek modern facade with landscaped gardens and a wide driveway leading to a double remote-controlled garage. Step through the front door and into a welcoming entrance hallway, where you'll immediately notice the quality finishes and warm, neutral tones that flow throughout the home.

### Master Bedroom

Privately located at the rear of the property the generous master suite provides a peaceful retreat with direct sliding door access to the backyard. It features a large walk-in robe and a stylish ensuite complete with a single vanity, spacious shower, and quality tapware, the perfect sanctuary for parents.

### Open Plan Living Dining & Kitchen

Flooded with natural light, the central living space is both inviting and functional. The designer kitchen is well equipped with stone benchtops, 900mm stainless steel appliances, gas cooktop, tiled splash back, overhead cupboards, and a large pantry everything a modern family could ask for. The open-plan design allows flexibility for both entertaining and daily living, with ample room for a lounge suite and full sized dining setting.

### Backyard

Step outside to a private low maintenance backyard, ideal for entertaining, playtime, or simply unwinding. The covered alfresco area overlooks a lawn area, perfect for kids or pets to enjoy.

Thoughtfully designed and well maintained, this home also includes ducted reverse-cycle air conditioning quality flooring, downlights, secure fencing, and solar panels to help keep your energy costs low.

### Listed By

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