

231 Balfour St, Southern River, WA 6110

Under Contract

House 4 2 2



## A Place Where Design Meets Lifestyle

Sajad Ahmadyar is Proud to present this modern living home on the market.

From the moment you arrive at 231 Balfour Street, you know this isn't just another new build - it's a home where style, space, and practicality come together with perfect balance.

The wide frontage and elegant façade set the tone, while the grand double-door entry welcomes you into a world of comfort and contemporary design.

Step inside and you're instantly drawn to the soaring 31-course ceilings and the light-filled open plan that flows effortlessly through the living, dining, and kitchen areas. Every detail has been thoughtfully designed - from the quality floorboards underfoot to the seamless connection between indoor and outdoor living.

At the heart of the home, the designer kitchen and scullery inspire the chef within. Stone benchtops, sleek cabinetry, and premium fixtures blend beauty with functionality, while the adjacent scullery keeps the main space pristine for entertaining. Whether it's a quiet breakfast or a dinner with friends, this kitchen is built for life's moments.

A dedicated theatre room offers the perfect escape for movie nights, and the private study provides a peaceful nook for work or reading - or could easily serve as a fifth bedroom for a growing family.

The master suite is a sanctuary of its own - spacious, refined, and designed for relaxation. It features a walk-in robe and a stunning ensuite with modern finishes. Three additional bedrooms, all generous in size and complete with built-in robes, ensure everyone in the family has their own retreat.

Outside, the alfresco area under the main roof invites you to unwind and enjoy the landscaped gardens in a low-maintenance setting. Morning coffee, weekend barbecues, or sunset gatherings - it's a space you'll love year-round.

This home has been designed for both comfort and efficiency, with 6.3-star energy rating, insulated double brick construction, and BAL 12.5 compliance for peace of mind. Every inclusion - from the Colorbond roof to the interconnected smoke alarms and aluminum windows - reflects quality craftsmanship and attention to detail.

Perfectly positioned in a peaceful pocket of Southern River, you'll enjoy easy access to schools, parks, shops, and transport - everything you need is just moments away.

### Listed By

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