

30 Dollarbird Rd, Southern River, WA 6110

Sold - 31/10/2025

House 4 2 2



## A Home That Redefines Modern Living

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

From the moment you arrive at 30 Dollarbird Road, you know this is no ordinary home. The bold facade, clean architectural lines, and landscaped garden set the tone for what awaits inside a residence designed with style, comfort, and future living in mind.

Step through the wide entry and you're greeted by soaring 3-metre ceilings, creating an immediate sense of space and light. The elegant 800x800 vitrified tiles guide you past the theatre room perfect for movie nights and into the heart of the home.

Here, the chef's kitchen takes centre stage. A spectacular 9-metre U-shaped 40mm stone benchtop stretches around the space, offering endless preparation and entertaining possibilities. Every detail has been carefully considered: premium soft-close cabinetry, integrated Miele dishwasher, 900mm gas cooktop and oven, and a reverse osmosis water filter for crystal-clear drinking water. It's more than a kitchen it's a statement.

The open-plan living and dining area flows seamlessly from the kitchen, drenched in natural light and finished with sophisticated design touches. Slides open the doors and the living extends outdoors to a sun-filled alfresco, complete with its own gas cooking station and motorised rangehood. Whether it's a summer barbecue with friends or a quiet family dinner under the stars, this space is built for memories.

Inside, four generous bedrooms provide comfort and privacy for the whole family. Each features built-in robes, new vinyl flooring, remote-controlled fans, and mood LED lighting. The master suite is a true retreat, boasting his and hers walk-in closets and a luxurious ensuite with floor-to-ceiling tiles a sanctuary to start and end your day.

Practicality is woven into every corner of this home. From the large, glazed floor-to-ceiling cupboards in the living room to the clever attic space above the oversized, storage is abundant. The laundry is fitted with custom cabinetry, while additional linen cupboards and a walk-in pantry ensure everything has its place.

But what truly sets this home apart are the forward-thinking upgrades. A Tesla Powerwall 2 paired with a premium solar system delivers energy independence. R5 ceiling insulation, a Complete Home Filtration system, and reverse-cycle ducted air-conditioning ensure year-round comfort. For peace of mind, the home includes a CCTV security system and Crimsafe mesh screens. Even the build itself reflects attention to detail.

### Listed By

Louise Frisina  
Phone: (08) 9459 7788  
Mobile: 0433 322 980

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Open for Inspection

By Appointment.

