

**15 Cornforth Way, Piara Waters, WA 6112**

**Professionals**

**House For Sale**

Friday, 1 December 2023

15 Cornforth Way, Piara Waters, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 558 m2**

**Type: House**



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## Expression of Interest

We are proud to introduce you to this functional and low-maintenance home, boasting 4-bedroom, 2-bathroom, a theatre room, and double closed garage that seamlessly blends contemporary design with luxurious amenities. This stunning property, spanning a generous land area of 558 sqm, was built in 2010, recently renovated with modern touch, is offering a perfect fusion of elegance and functionality. Nestled in the sought-after suburb of Piara Waters, relish the serenity of suburban living while enjoying easy access to local amenities, schools, parks, and public transport options. House is mostly renovated with brand new items below:- Downlights throughout the house- 2 new split system + 2 Existing ones- Gas 5 burner cooktop- Rangehood- Oven- Dishwasher- Kitchen stone benchtop with new overhead cupboards, new sinks and taps, pendant light and tiled splashback. - Bathroom Vanity, sinks, mirrors, shower screen and taps- Carpets in all bedrooms and theatre.- Curtains- Artificial Turf front and huge backyard.- Hybrid wooden flooring- Freshly Painted- 2 Split Aircon System

A well-manicured and inviting front yard designed with lush artificial turf and pavement- perfect for those with a busy lifestyle!

**Theatre:** The theatre room/Formal living room is the perfectly located at the entrance. Designed with downlights, thick carpets and neutral interior design to tie the room together! This spacious room has so much potential - From welcoming your friends to this well-presented house to the scene of a family movie night to the location of a game's night with your friends and family!

**Dining/Double Living area:** A spacious and functional open plan living and dining area, complete with brand new hybrid wooden flooring, sleek downlights, modern window treatments and neutral interior design. This area beams with natural light and provides a practical and comfortable area for your family and guests.

**Kitchen:** This light and bright kitchen is everyone's dream! Fully equipped with brand-new stainless-steel appliances, 40mm stone benchtops, microwave recess, downlights, tiled splashback, overhead cupboards, dishwasher, and plentiful storage space! This kitchen is set out with large benchtop which is perfect during dinner preparation and everyday convenience! This space combines low-maintenance contemporary designs to maximise your lifestyle.

**Master Bedroom:** Experience unparalleled comfort in the master bedroom, designed with fresh paint, new carpet, beautiful window treatment and modern interiors. Revel in the convenience spacious his and her walk-in wardrobe, providing a retreat within your own home. The en-suite boasts with stone benchtop vanity, 2x modern sink, brand new shower, and a separate toilet.

**Latter rooms:** The three additional bedrooms in this exquisite home are generously sized, providing ample space for a growing family or accommodating guests. Each room is thoughtfully designed with brand new carpets and neutral design, equipped with built in wardrobes and high-quality window treatments. 4th room is another King size bedroom.

**Bathrooms:** A central bathroom complete with a sleek and modern interior, new vanity with stone bench top & sink, separate bathtub, and shower.

**Laundry:** A spacious and functional laundry room with built in linen wardrobe.

**Outdoor:** Welcome to the outdoor area! Beginning with the expansive patio area, perfect for barbeques and relaxing! The nice and enclosed backyard with artificial turf! This spacious area is fitting for those chasing the low-maintenance lifestyle and is perfect for large gatherings/entertaining or just relaxing. Also offers, Large powered shed with roller door access. Perfect for workshops or parking extra vehicle. Double side gate access from the rear of the property to the Shed.

**Extras:** 4 split aircon systems. 5 K Watts Solar; 20 Panels Throughout 31c ceiling Powered Large garden shed- Council approved

**Proximity (derived from google maps):** Approximately 1.0kms to Piara Waters Primary School  
Approximately 1.4kms to Riva Primary School  
Approximately 1.8kms from Piara Waters Senior High School  
Approximately 700ms from Stockland Harrisdale Shopping Centre

Please contact us to Organise a viewing: Khush Monga at 0411094249 or email at khush@ppre.net  
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