

15 Livorno Boulevard, Piara Waters, WA 6112

House For Sale

Monday, 8 January 2024



15 Livorno Boulevard, Piara Waters, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 165 m2

Type: House



Tony Coyles
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Buyers Price Guide From \$600,000

Stunningly situated within the quality "Madox" estate and directly opposite a leafy nature strip with a playground and basketball court at either end, this funky 3-bedroom 2-bathroom New York-style terrace home combines industrial chic with urban bliss and will pleasantly surprise you from every angle. Formerly "The Newport" display residence, this magnificent abode is headlined by a spacious open-plan living, dining, and kitchen area downstairs, graced by soaring high timber-lined raked ceilings that merely add to an overwhelming sense of comfort. Split-system air-conditioning, stylish light fittings, sleek stone bench tops, a stainless-steel range hood, gas cooktop and oven appliances, and a white Westinghouse dishwasher make up this part of the house that also seamlessly extends outdoors to the most easy-care of rear entertaining courtyard. The backyard also connects with a secure remote-controlled double lock-up carport, accessible via the tranquil Parma Lane. Also on the ground level are a second bedroom with a walk-in wardrobe and lovely garden aspect, a front third bedroom with scenic green views and plenty of natural light filtering in, a well-appointed second bathroom with a walk-in rain shower, a toilet and floating vanity, and a cleverly-concealed European-style laundry – hidden behind triple sliding doors that also reveal shelving and storage options within. Upstairs, a loft-style master suite is huge and is graced by timber-look floors, as well as a continuation of the home's feature high ceilings. There is either a study nook or nursery area next to a large fitted walk-in robe, whilst an intimate ensuite plays host to an over-sized shower, another floating vanity, and a toilet. The main bedroom even has access out to its very own private front balcony, complete with a spectacular tree-lined vista to Perth's rolling eastern hills. Walk to the Riva Primary School, the Novelli Pavilion and other lush local parklands from here. With St John Bosco College, a medical centre, the sprawling Piara Nature Reserve, Stockland Harrisdale Shopping Centre, major arterial roads, public transport and so much more just minutes away in their own right, adding extra convenience to what is already a highly impressive location.... what a setting! Other features include, but are not limited to: - Security-alarm system - Feature skirting boards - NBN internet connectivity - Security doors - Instantaneous gas hot water system - Off-road parking bays in front of the home – ideal for visitors - Low maintenance 165sqm block - Built-in 2018 Homes of this quality are a pleasure to present, and a viewing is highly recommended. For more information, please contact Tony Coyles on 0414 988 859.