

15 Marseille Gardens, Piara Waters, WA 6112



House For Sale

Friday, 17 May 2024

15 Marseille Gardens, Piara Waters, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 522 m2

Type: House



Gareth May
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Under Offer

Positioned on a 522m² block we have a perfect family home offering 3 spacious bedrooms, 2 bathrooms, study, activity/4th bedroom, theatre, large entertainers' alfresco and sparkling below ground pool. As soon as you walk through the front door, you'll know this home is going to be something special, the wide entry hallway, quality solid timber flooring creating a warm and welcoming atmosphere that carries throughout the entire home. You'll love the spacious living areas, high ceilings creating an expansive light filled space which opens out to the alfresco area creating a seamless space between the inside and out. The entire space is filled with windows overlooking the back garden and sparkling below ground pool. The home is situated straight across the road from Marseille Park, a grassed open space where the kids can go kick the footy, run around and burn some of that excess energy. Save having to fight with traffic and chaos of school drop offs, Piara Waters Primary School is at the end of the street, a short 110m walk. Situated a few minutes away from Stockland Harrisdale Shopping Centre where you will find supermarkets, cafe's, dining, medical facilities the location certainly ticks all the boxes for convenient living and lifestyle.

INSIDE

- You'll love the spacious living areas with high ceilings creating an expansive light filled space which opens out to the alfresco area creating a seamless space between the inside and out.
- Master suite is tucked away at the front of the home. The room itself is spacious featuring quality plantation shutters as well as a large walk-in robe and sparkling deluxe ensuite with double vanities.
- The secondary bedrooms are all a generous size offering built in robes with sliding mirrored doors and ceiling fans.
- The 4th bedroom has been opened up to the main living area and could be used as a kids activity or if better suited converted back to the 4th bedroom with access of the hallway.
- The kitchen is another example of functional design blended with quality finishes including stone benchtop, quality stainless steel appliances, loads of overhead cabinetry and a built in pantry.
- The theatre room is spacious and can be closed off from the rest of the home making a great space for family movie nights or watching your favourite sports.
- There is a separate home study/office allowing you to get some work done without all the distractions of a busy home
- Split systems in the main living areas as well as Bed 1,2,3 making for comfortable living all year round.

OUTSIDE

- Opening out from the main living areas is the alfresco, a great space for entertaining family and friends.
- Sit back and relax whilst the kids splash away in the pool or fire up the BBQ in the well appointed outdoor kitchen and enjoy celebrating those special occasions with family and friends
- Solar panels to help reduce energy bills

SO MUCH, SO CLOSE 170m - Nearest Bus Stop 85m - Marseille Park 350m - Piara Waters Primary School 2.0km - Harrisdale Senior High School 1.5km - Stockland Harrisdale Shopping Centre

*Distances are approximate, sourced from google maps.

PROPERTY DETAILS Land Size: 522m² Build Year: 2011 Built Area (Living): 209m² Built Area (Total): 263m² Builder: Impressions Floor Plan: Available Council Rates: \$3,132.17 Annually (Approx) Water Rates: \$1,426.68 Annually (Approx)  NBN: Available **BOOK AN INSPECTION** Contact Gareth May on 0430 400 664 or gmay@attreerealestate.com. auto arrange a private inspection.

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