

**18 Sweetgum Way, Piara Waters, WA 6112**



**Sold House**

Saturday, 19 August 2023

18 Sweetgum Way, Piara Waters, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 278 m<sup>2</sup>

Type: House

## Contact agent

Every once in a while some one with exquisite taste will be ready to sell their home. This home is designed and decorated beautifully. There is so much to love about this home. Suited for first home buyer or downsizer or lock and leave person or even investment. The rear yard is not large but the beautiful home on the inside sure makes up for it. A quiet street close to everything, Sweetgum is a pretty location. The front theatre room could be another bedroom (4th Bedroom ) or study or prayer room or just keep it as another room to watch movies in. Harrisdale Shopping Centre is very close by 5 mins or more and the famous Robot Park nearby and just a 10 minute walk. Not far to Piara Waters Primary School. The school was established in 2012 and is focused on ensuring a high-quality education for all our Kindergarten to Year 6 students. An Independent Public School, with key values of Respect, Active Participation, Collaboration, Responsibility, and Generosity it is a popular and highly regarded primary school. The NEW Piara Waters High School officially opened for the Year 7 cohort at the beginning of 2023. Construction continues on the \$60 million first stage of the school. Stage One of the School comprises state of the art facilities, including Education Support, Student Services, an Information Resource Centre, a Cafeteria, Food and Technology areas, Science laboratories, Humanities and Social Science learning areas, AFL/Cricket oval and hard courts for Basketball, Netball and Tennis. **CLICK ON VIRTUAL TOUR TO VIEW ALSO**

3 Bedrooms Master is at the rear with sheer curtains as well, a full length of the room HIS/HERS robes, ensuite has double vanity, big shower with screen and wc. Minor rooms all have double robes. 2 Bathrooms PLUS POWDER ROOM PLUS Theatre / Cinema. Could be converted to Study / Home Office / 4th Bedroom. **OPEN PLAN KITCHEN DINING AND LIVING ROOM WALK IN PANTRY** Kitchen has stone benchtops 900mm stainless steel appliances, overhead cupboards, double fridge space and a bonus dishwasher. Need to know PANASONIC DUCTED REVERSE AIR CONDITIONING. Gaircon has been upgraded to operate from smart phone comes in handy on those hot and cold days. GAS INSTANT HOT WATER SYSTEM. CRIMSAFE DOOR SALARM SYSTEM. HIGH CEILING. STIMBER LOOK TILED FLOOR. LED LIGHTING. WINDOW TINTING. **Builder - NEW GEN Intelligent Homes** Built - 2016 Living - 141.08m<sup>2</sup> Garage - 34.07m<sup>2</sup> Total - 185.03m<sup>2</sup> Roof - 199.61m<sup>2</sup> Land - 278m<sup>2</sup> Rates - \$ 2,500 annual approx Water - \$130 a month approx **GREEN TITLE LAND AS AN INVESTMENT PROPERTY** - This would Rent for \$600- \$620 per week IF YOU WISH : Email Gillian if you would like check lists and an expression of interest form ahead of time [gillianragan@gmail.com](mailto:gillianragan@gmail.com) IF YOU WISH : For OVER EAST buyers I have SOLD many homes this year purchased "SIGHT UNSEEN" Please view the video online tour, house plan and photos, see detailed write up. I have checklists for everything to ensure that your purchase goes smoothly, every single buyer I have had has been extremely happy with the result. I am a local resident and can help with everything.