

25 Boranup Rise, Piara Waters, WA 6112



House For Sale

Thursday, 18 April 2024

25 Boranup Rise, Piara Waters, WA 6112

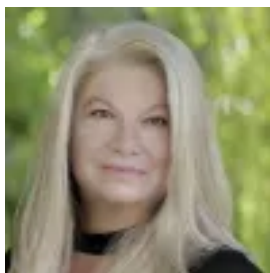
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Gillian Ragan

0894901576

Fr \$699,000

SORRY FOR DELAY PHOTOS NOW NEXT WEEK - ONLINE TUES WEEK (not sure what time yet) LIVE " TUES 30th
"Mason Green is an amazing fairly new family estate which is in a highly sought after location. A protected quiet pocket inside Piara Waters with lovely parks and walkways. Piara Waters Primary School and the NEW High School is easy walking distance. This is a classy home with many extras and would make a lovely home for a young family or downsizers. With beautiful park views and playground over the road BORANUP is such a handy location. Bus transport nearby. Light & bright with many tasteful choices, good elevation, designed and decorated beautifully this home is FRESHLY PAINTED & SPARKLING CLEAN ready for a new owner ...INSIDE 3 Bedrooms Master suite is queen size with large triple mirror robes & has lovely elegant sheer curtains plus a blind, ensuite is single vanity shower screen and separate wc Minor Rooms both have double sliding robes 2 Bathrooms Plus Study / Home Office / Playroom (could make it a 4th Bedroom - put on door) Smash proof and tinted glass to front of house Theatre Room with Theatre Equipment Store Cupboard in hall plus a DOUBLE Linen Cupboard OPEN PLAN LIVING DINING AND KITCHEN Kitchen has stone benchtops, double sink, 600mm stainless steel appliances, dishwasher space, tiled splashback, big pantry with giant door and overhead cupboards. NEED TO KNOW Crim Safe Screens to all Doors ZONED DUCTED REVERSE AIR CONDITIONING Sheer curtains across the dining & lounge room windows and doors & Master STUNNING HIGH GLOSS FLOORING TV points in theatre and lounge room Sensor lights at front & back HIGH CEILINGS LED Lighting Indoor Gas Bayonet Point Upgraded Light Switches Tinted Windows at Front Dimmers CCTV - 6 Cameras OUTSIDE Colourbond Roof Alfresco Under Main Roof Gas Instant Hot Water System Easy Care backyard with paving Reticulation at front & reticulation set up out the back for grass or pot plants on the paving 2 security flood lights out the back coming out left and right of the patio roof Battery back up for NBN in the garage in case there's a black out Outdoor Gas Bayonet Point 2 Washing Lines Garage is longer & wider than normal Rear Door to backyard Wood look garage door Colourbond Roof Built - 2016 Living - 145m² Total - 200m² approx Land - 300m² Rates - \$2,500 approx Water - \$300 per bill approx GREEN TITLE LAND TO RENT WOULD BE - \$700 per week approx if you buy this amazing home as investment IF YOU WISH: Email Gillian if you would like checklists and an expression of interest form ahead of time gillianrangan@gmail.com IF YOU WISH: For LOCALS & OVER EAST buyers I have SOLD many homes this past year I am happy to send you a SET of videos via WhatsApp they are great and give you a good view ahead of home open 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