

**30 Fringed Way, Piara Waters, WA 6112**

**Harcourts** Prestige

**House For Sale**

Thursday, 13 June 2024

30 Fringed Way, Piara Waters, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 262 m2**

**Type: House**



AnnaMarie Thornton

0437416487

## **SOLD after first open!**

Contemporary, Family 3x2x2 with Mobility Fittings! Welcome to 30 Fringed Way, Piara Waters! This contemporary finished 3 bedroom, 2 bathroom house is the perfect family home. The spacious ensuite in the master bedroom adds a touch of luxury, while the additional bathroom and two toilets provide convenience for all residents and guests. This is a wonderful opportunity for buyers who are looking for high quality living, a lock up and leave, low maintenance or an investment opportunity. Built in 2017, this modern property features a spacious living area, a stylish kitchen with stainless steel appliances, and an ensuite in the master bedroom. With a total land area of 262m<sup>2</sup> and a building area of 114m<sup>2</sup>, there is plenty of space for you and your family to enjoy. The property also includes a double garage, perfect for keeping your vehicles safe and secure. In addition to the beautiful interior, the property also boasts a well-maintained garden area, perfect for relaxing or entertaining guests. Whether you're looking for a cozy family home or a cosy space to entertain, this property has it all. Property features include (but not limited to):- Contemporary tones used throughout- NBN connected- Master bedroom with ensuite- 2 additional bedrooms- Second bathroom- Open kitchen in centre of home adjacent to separate dining area- Stone bench tops used throughout- Living area overlooking rear paved alfresco- Mobility ramp from garage entrance- Mobility handles throughout home- High ceilings throughout- 5KW solar panels- Security alarm system- Low maintenance front and rear gardens Block size: 262m<sup>2</sup> Living Area: 114m<sup>2</sup> Year Built: 2017 Local Council: City of Armadale Located in the absolutely sought after suburb of Piara Waters, it is also within walking distance of Robot Park. This impressive property will not last long on the market! The price guide for this property is 'Presenting Offers', please select the 'Property Enquiry' option on this advert for more information and refer to the advert for the scheduled home open dates/times. Please contact Anna-Marie on 0437 416 487 or [annamarie@harcourtprestige.com.au](mailto:annamarie@harcourtprestige.com.au) for specific information. Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries. Reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy on this information.