

**3A Fanshawe Boulevard, Piara Waters, WA 6112**



**House For Sale**

Saturday, 3 February 2024

3A Fanshawe Boulevard, Piara Waters, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: House**



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## End Date Process

All Offers Presented ON OR BEFORE 6:00pm Tuesday February 27th.(the seller reserves the right to sell prior to the end date) Nestled in a family-friendly community, this stunning double-storey home invites you to experience modern living at its finest. Perfect for professional couples, young families, and savvy investors, this property boasts 3 bedrooms, 2 bathrooms, and an array of features that make it a standout choice. Situated directly opposite lush parkland and a stone's throw from popular family parks and waterways, this home promises a lifestyle surrounded by nature. From the street front, you will be captivated by the modern design complemented by thought-out finishes right from the onset, tasteful finishes not only add dimension but offer a glimpse of the stylish interiors that follow from within. Step through the front door and immerse yourself in a sense of spaciousness, created by the practical design and enhanced by the high ceilings. The main living area seamlessly extends to the central courtyard, inviting the outdoors in through double sliding glass doors. Infused with a welcoming ambience, finished with soft sheer curtains that makes this space feel like home. With a clear distinction of living areas the design. The lower level caters to everyday living, entertaining, and shared family moments, ensuring a vibrant and communal space. Meanwhile, upstairs unveils a serene retreat, strategically positioning all the bedrooms away from the hustle and bustle of daily life, creating the perfect balance of practicality and tranquillity. The contemporary kitchen features sleek black stone benchtops, a central island breakfast bar, quality appliances such as a Euromaid dishwasher and Smeg cooking appliances, including a 4-burner gas cooktop and an electric oven. Ample cupboard space, finished in a warm natural wood tone balance the design beautifully. Additional Bedrooms, Family Bathroom & Laundry: Upstairs, a bright landing welcomes and introduces you to the main bedroom suite, featuring a private balcony with a view of the parkland, a generous walk-in robe, and an ensuite bathroom. The same elegance flows consistently throughout the home. The bathroom includes a double-sized shower with modern black glass framing, a single vanity offering additional storage, and a toilet. The additional bedrooms are mirrored images of each other with double built-in robes. The family bathroom offers a bath, shower, and a single vanity with a separate toilet. Step outside to the alfresco area where an elevated roof and Perspex panels welcome a flood of natural light into the space. The low-maintenance courtyard is finished with a combination of synthetic lawn, paving, and a flower bed, offers a perfect low maintenance retreat for outdoor activities. SCHOOL CATCHMENT Aspiri Primary School (400 m) Piara Waters Senior High School (1.4 km) RATES Water: \$1165 p/a (approx) Council: \$2633 p/a (approx) FEATURES \* Land: 180sqm \* House: 138sqm \* Build Year: 2019 \* 3 Bedrooms and 2 Bathrooms upstairs \* 3 Toilets, 2 upstairs and one downstairs \* Main bedroom with walk in robe, private balcony and ensuite bathroom \* Family bathroom with a bath, shower and single vanity \* Tiled open plan living dining and kitchen downstairs \* Kitchen with breakfast bar, Euromaid dishwasher, Smeg gas cooktop and a electric oven, double fridge recess and ample storage cupboards \* Energy-efficient LED downlights throughout \* Quality tiles with skirting on the lower level \* Carpet upstairs \* Ducted evaporative aircon throughout \* High ceilings throughout \* Alfresco and low-maintenance courtyard with synthetic lawns \* Double garage LIFESTYLE 63m - Peregrine Park 600m - Jumpy Kids Family Daycare 1.2km - Rossiter Pavilion 1.9 km - Piara Nature Reserve 2.1km - Newhaven Dog Park 3.7km - Stockland Harrisdale Shopping Centre 3.7km - C.Y. O'Connor Village Pub 7.1km - Cockburn Central 7.6km - Bunnings Harrisdale 14.4km - Armadale Health Service 15.8km - Coogee Beach 18.8km - Deep Water Point Reserve 25.8km - Perth Airport 28.3km - Perth CBD