

# 4 Modena Road, Piara Waters, WA 6112

**Professionals**

## Sold House

Friday, 8 March 2024

4 Modena Road, Piara Waters, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Khush Monga  
0894599000



Rohit Monga  
0894599000

**\$823,000**

Contact for Obligation market Free appraisal Khush Monga 0411094249/ Khush@ppre.net Rohit Monga 0413253244/ Rohit@ppre.net  
Elegant house that has a WOW factor - It a Perfect HOME! We are proud to introduce you to this practical and modern home, boasting 4 bedrooms, 2 bathrooms, and a theatre room which is all built on a sizeable 375sqm (approx.) block size. With a range of smart features and minimal maintenance, this home is complete with high-quality finishes and a functional floor plan, ticking all your boxes!

\*\*\*\*\*Harrisdale Senior High School Catchment\*\*\*\*\*  
Expansive Living Spaces: • Spacious living areas with lofty 31C ceilings, perfect for gatherings and entertainment. • Bathed in natural light, offering warmth, and an inviting atmosphere. • Ideal for hosting dinner parties or cozy family nights. • Large Bi-Fold doors opening up the Living/dining area to the outdoors allowing to entertain large gatherings. Master Bedroom Retreat: • Relaxed master bedroom with ensuite bathroom and separate toilet. • Built-in robes catering to his and her needs for added convenience. • Perfect blend of luxury and practicality for ultimate relaxation. Three other Bedrooms: • Three generously sized bedrooms with built-in robes. • Thoughtfully designed for comfort and tranquility. • Ideal spaces for family members or guests. Stylish and Functional Kitchen: It's a Chef's Dream • Quality 900mm stainless-steel appliances (induction cooking) and ample storage. • 40mm stone bench space, overhead cupboards, and dishwasher recess. • Remote-controlled solar-powered skylight with rain sensor. • Perfect harmony of design and practicality for culinary delight. Rich Bathrooms and Convenient Laundry: • Two elegantly appointed bathrooms with convenient ensuite. • Separate laundry area for streamlined daily chores. Located right next to the kitchen. • Stylish 1700mm freestanding bath with floor-mounted spout Theatre Room: • Dedicated theatre room for movie nights and gaming sessions. • Immersive cinematic experiences within the comfort of home. Convenient Double Garage: • Spacious double garage for ample parking or storage. • Secure area providing peace of mind. Energy-Efficient Climate Control: • Reverse cycle air conditioning system for year-round comfort. • Ceiling insulation for consistent indoor temperatures. Outdoor Oasis: • Expansive covered area perfect for alfresco dining or gardening. • Reticulation system for effortless outdoor space maintenance. • Vibrant and inviting ambiance year-round for outdoor enjoyment. Extra: • Built-in 2021, Four bedrooms, two bathrooms, a theatre room, and a double garage for parking. • Spacious interior with 31C high ceilings in entrance, living and dining area. • Reverse cycle Aircon with zones (also operate via phone) • Remote-controlled solar-powered skylight with rain sensor. • Solar Panels Installed: 6.6kW on Roof with 5kw Inverter. • Stylish and functional kitchen with 40mm stone benchtop. • Digital lock door entrance (Samsung) • Dedicated theatre room for entertainment. • Reticulation installed • Beautiful wooden flooring in the hallway, living, dining, and kitchen area. • Land Area: 375m<sup>2</sup>. Proximity (derived from Google Maps): • Approximately 2.3 km to Harrisdale Senior High School • Approximately 700m to Riva Primary School • Approximately 2.5 km from Aspiri Primary School • Approximately 290m from St John Bosco College • Approximately 2.4 km from Stockland Harrisdale Shopping Centre • Approximately 3.5 km from Piara Village Close to Day care centre, Medical centre, pharmacy, public transport and lots of beautiful parks. Perfect for families!! Please contact us to organise a viewing: Khush Monga at 0411094249 or email at khush@ppre.net Rohit Monga at 0413253244 or email at Rohit.monga@ppre.net Don't miss your chance to make this dream home yours - schedule a viewing today and embark on the next chapter of your life in style.