

40 Hobson Loop, Piara Waters, WA 6112



House For Sale

Sunday, 26 May 2024

40 Hobson Loop, Piara Waters, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 348 m2

Type: House



Ronnie Singh
0430161765

End Date Process

All Offers Presented ON OR BEFORE 6:00pm Tuesday June 18th.(the seller reserves the right to sell prior to the end date) Welcome to 40 Hobson Loop, Piara Waters, perfectly positioned in a family-friendly suburb, just 350 meters from the vibrant Piara Waters Pavilion and nestled amidst serene nature reserves. Built-in approx. 2016 by Ventura Homes, this well-maintained property is a testament to modern, low-maintenance living. Its clean lines and contemporary finishes make it an ideal choice for investors, young families, or downsizers seeking a blend of comfort and style. From the street front, the bold framed render and extended driveway immediately catch your eye, guiding you to past the double garage to the front door. Inside, you're greeted by the comfort of ducted reverse-cycle air-conditioning that flows throughout the house. Near the entrance, the main bedroom offers a serene retreat, featuring a private ensuite bathroom and a generous walk-in robe. Sunlight streams through large windows, creating a bright and welcoming ambience. The additional bedrooms, each with ceiling fans and built-in robes, offer tranquil retreats for family members or guests. The family bathroom is thoughtfully designed with a bath, shower, and single vanity, ensuring comfort and convenience for all. As you continue through the home, you'll find a cosy study nook - perfect for those quiet moments of work or reflection, a separate living area, offering a versatile space that can adapt to your family's needs, be it a formal lounge, media room, or play area for the kids. The heart of the home unfolds before you in the open-plan family lounge and dining area. The tiled floors reflect the soft light streaming in from the covered alfresco area, blurring the lines between indoor and outdoor living. The kitchen, a chef's delight, is both stylish and functional. Picture yourself preparing meals with ease on the stone benchtops, surrounded by 900mm stainless steel appliances, including a gas cooktop, oven, and range hood. The breakfast bench invites morning coffee rituals, while the pantry ensures everything you need is within reach. Move through the sliding doors to the covered alfresco area, envisioning lazy weekends spent outdoors. The extended paving wraps around the side of the house, providing ample space for outdoor furniture, a barbecue, or even a game of backyard cricket. From peaceful mornings to lively gatherings - Contact us today to schedule a viewing and take the first step towards making this dream home your reality. SCHOOL CATCHMENT: Piara Waters Primary School (700m) Piara Waters Senior High School (1.6 km) RATES: Water: \$1062 approx. Rates: FEATURES: * Property is Currently Tenanted until January 15th, 2025 at \$600 per week * 3 Bedrooms and 2 bathrooms * Main bedroom with ensuite bathroom, walk in robe and ceiling fan * Additional bedrooms with ceiling fans and built in robes * Family bathroom with a corner shower, bath and single vanity * Study nook * Separate family lounge/theatre * Kitchen with 900mm cooking appliances, including a gas cooktop, oven and rangehood, ample storage, breakfast bench, stone benchtops and a pantry * Separate toilet * Laundry * Covered alfresco overlooking the yard * Reticulated gardens PROPERTY PARTICULARS: Build Year: 2016 Builder: Ventura Homes Land Size: 348sqm Living Area: 140sqm Zoning: R25 LOCATION 220m - McPhail Park 350m - Piara Waters Pavilion 650m - Stockland Harrisdale Shopping Centre 3km - Bunnings Harrisdale 5.2km - Livingston Marketplace 5.7km - Forrestdale Lake Nature Reserve 8.8km - Jandakot Airport 14.4km - Armadale Health Services 17.6km - Coogee Beach * PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry.