

**55 Magdalen Loop, Piara Waters, WA 6112**

**House For Sale**

Wednesday, 22 May 2024



55 Magdalen Loop, Piara Waters, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 212 m2**

**Type: House**



Regina Shi

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## High \$500k

If you are first home buyer, small family, investor or downsizer? Regina Shi is excited to present to market this one of a kind home, enjoy a contemporary house set within the well sought after suburb of Piara Water, perfectly positioned 660m walk to Piara Water Primary School, 1.27km to Harrisdale Senior High School, 1.1km to Stockland Harrisdale Shopping Centre. Well designed, engaging open-plan living, dining and kitchen area doubles as the main hub of the house with its modern stainless-steel range-hood, gas-cooktop and oven appliances. All three bedrooms are carpeted for complete comfort, inclusive of a master suite where two built-in wardrobes meets a ensuite bathroom - shower, toilet, vanity and all. Out back, a easy care cute entertaining courtyard off the living space is nice and intimate. Sit back and relax with a glass of wine in hand. This immaculate 3 bedroom 2 bathroom house defines low-maintenance "lock-up-and-leave" living and provides the perfect credentials for a quality lifestyle. HIGHLIGHTS: -Stylish kitchen with stainless steel appliances including electric oven, 4 burner gas hot plate, range hood - Master bedroom with 2 built-in robes and En-suite bathroom with shower, W/C, vanity - 2nd & 3rd bedrooms with built-in robes - 2nd bathroom with shower, vanity - Separate toilet - Single lock up garage - Separate laundry - Double kitchen sinks - Colorbond fencing - Close to Shopping Centre - Easy access to Nicholson Road - Cafes, restaurants, community and schools nearby

PROPERTY INFORMATION: • Built: 2011 • Block: approx. 212 sqm • Living area: approx. 96 sqm • Building area: approx. 113 sqm • Water rates: approx. \$1,140 per annum • Council rates: approx. \$2,316 per annum • GREEN TTILE !