

7 Birmingham Parade, Piara Waters, WA 6112



House For Sale

Saturday, 15 June 2024

7 Birmingham Parade, Piara Waters, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 560 m2

Type: House



Ronnie Singh
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End Date Process

This elegant family home is positioned in the heart of the thriving community of Piara Waters. Walking distance from schools, picturesque parks, and convenient shopping centres, this family minded neighbourhood is the perfect place to plant your family roots. You will be eager to entertain in this home, welcoming your guests through the grand hallway, admiring your artwork in the beautifully lit recessed wall niche. The hallway leads to the exquisite open plan kitchen, living and dining area. The rich walnut coloured cabinetry provides not only ample storage space, but also a sense of charm and warmth to the space. The kitchen is complete with a 900mm oven, 5 burner gas stove top, built-in pantry, and large recess to fit a double door fridge. The large bench can be used as a breakfast bar for casual dining beneath the modern pendant lighting. While preparing meals, the family or guests can relax in the spacious living area kept comfortable by the reverse cycle air conditioner. When guests are around, why not prepare dinner in the outdoor barbeque area that comes fitted with a splashback. Enjoy the views of the striking established trees, and lush grass reminiscent of the countryside. You can make use of this space all year round by pulling down the alfresco blinds in winter and relaxing in the patio dining area. Work from home with ease in the separate study and unwind at the end of the day by stepping into your own home cinema. The theatre room closes off from the rest of the home and comes with a projector and screen for the true cinematic experience. Retire in the evening to your luxury master suite, a spacious bedroom with a generous ensuite. The walnut cabinetry ties in the style of the home and provides plenty of storage under the double vanity. Avoid arguments over wardrobe space with the double door walk-in wardrobe. All bedrooms are finished with plush carpet underfoot, and the secondary bedrooms are light and bright with the mirrored finish sliding wardrobe doors. Sought after storage is in no shortage in this home, with a laundry area that features a full-size linen cupboard, as well as over head cabinetry. The laundry gives direct access to the backyard, including a doggy door for the family pet. When you aren't relaxing in this superb home, you can venture out and enjoy everything your neighbourhood has to offer. Take a short drive to Cockburn Gateways for the ultimate shopping experience or take a stroll to the local parklands and enjoy the pristine streets of Piara Waters. SCHOOL CATCHMENT Piara Waters Primary School (1km) Piara Waters Senior High School (1.6km) RATES Council: \$3000 approx Water: \$1374 approx FEATURES* Build year: 2008 circa* Grand Hallway Entrance* Theatre Room with Projector Screen and Epson Projector* Reverse Cycle Air-Conditioning (Actron Air)* Study with Ceiling Fan* Tiled Flooring in Living Areas * Powder Room * Laundry Area with Built-in Cabinetry and Dog Door* Master Ensuite with Double Vanity* Double Door Walk-in Wardrobe in Master Bedroom* Carpeted Flooring in all Bedrooms* Mirrored Sliding Door Wardrobes in Secondary Bedrooms* Kitchen with 900mm Oven and 5 Burner Gas Stovetop* Dishwasher* Space for Double Door Fridge* Pantry* Outdoor BBQ Kitchen (Matador) with Extraction Fan* Double Garage* Beautiful Gardens* Reticulation in Yard* Covered Alfresco Blinds LIFESTYLE 300m – Broadway Park 350m – Rosette Park 850m – Northerly Park 900m – Bakers House Community Centre 1km – Warbler Park 1km – Nido Early Learning Childcare 1km – CY O'Connor Tavern 1km – Jetts Harrisdale 1.1km – The Steakhouse 1.1km – Charlie's Paddock Restaurant 1.2km – Stockland Harrisdale Shopping Centre 1.9km – Timber Café 1.9km – Carey Baptist College 2.5km – Primewest Southern River Shopping Centre 4.4km – Gosnells Golf Club 7.8km – Cockburn Gateway Shopping Centre 8.2km – Cockburn ARC 8.2km – Cockburn Central Train Station 17.6km – Coogee Beach