

# 99 Piara Drive, Piara Waters, WA 6112

**nascent**  
property co.

## Sold House

Wednesday, 28 February 2024

99 Piara Drive, Piara Waters, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 219 m2**

**Type: House**



Luke Langford

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**\$620,000**

With all the convenience and benefits of living in Piara Waters, just at your fingertips, this modern, low maintenance and well-designed home has everything you could want! Come home to this stunning residence; a terrific starter for young families, also appealing to downsizers, empty nesters, professional couples seeking comfortable, secure and low maintenance living, this buying opportunity should not be missed or if you're an astute investor as this could attract up to \$600 per week in the current market! Freshly Painted & Brand new carpets throughout this bright, airy, and boasting contemporary features, you'll enjoy three bedrooms, two bathrooms, a double garage, and secure enclosed rear alfresco - all on the doorstep of Stockland Harrisdale Shopping Centre, Riva Primary School and multiple parks and nature reserves. Neat as a pin both outside and in, come home to a good-sized, carpeted main bedroom with walk-in robes and a sleek white ensuite with a large shower, WC and vanity. Bedrooms two and three feature mirrored built-in robes and share the family-friendly bathroom with a separate bath, shower, WC and vanity. In the open plan living, kitchen and dining area, daily life will be that little bit easier thanks to a super practical, modern kitchen with double sinks, a large gas stove top, an electric oven, rangehood, and a pantry, with the kitchen island and servery facing the casual living space. Sliding glass doors and windows open out onto the rear patio, a truly low-maintenance alfresco area great for barbecues and evening drinks when the day is done. Additionally, this fantastic first home buyer opportunity offers a separate laundry with direct side access, a double remote-controlled lock-up garage, recessed lighting, and minimalistic design fixtures in every room. Outside, the home's fuss-free atmosphere continues in the covered and paved alfresco terrace, while out the front, native garden beds, the verge forms a welcoming entry alongside the paved driveway. Families of all stages of life will love the quick walk to Piara Nature Reserve, Riva Primary School, Piara Waters SHS, while Coogee Beach, Perth Airport and the Perth CBD are about 25-minutes away by car. Features include:- 3 bedrooms, 2 bathrooms- Remote-controlled, double lock-up garage- Private secure rear alfresco terrace- Ensuite to the main bedroom- Walk-in robes to the main bedroom- Built-in robes in bedrooms 2,3- Carpeted bedrooms- Split System Air-con to the Main Living Area - Contemporary fixtures- Modern kitchen- Gas stove top- Double sinks- Large island servery- Open-plan living, dining and kitchen LOCATION- Nearest Bus Stop- Newhaven Dog Park- Robot Park- Riva Primary School- Piara Waters Senior High School- Stockland Harrisdale Shopping Centre- Fiona Stanley Hospital 13.4km- Woodman Point (beach) 17.6km- Perth CBD 24.7km- Perth Airport 25.2km ESTIMATED RENTAL RETURN In the current market a rental return of approximately \$550 - \$600 per week is expected. OUTGOINGS (approximate): Council Rates (City of Armadale): \$2356.25 Water Service: \$1172.88 Strata Levies: \$396 p/qtr (Admin \$360.72 + Reserve \$29.45) Join the many families living choosing to live in this friendly, peaceful community. To secure this solid investment for yourself, contact Luke Langford on 0493 672 956