

11 Wadham Link, Piara Waters, WA 6112

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PROPERTY

House For Sale

Saturday, 29 June 2024

11 Wadham Link, Piara Waters, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 346 m2

Type: House



Greg Chapman
0407466502

Closing date sale

All offers presented 9th July 2024 unless sold prior. Price guide and property information available 24/7 by sending an email enquiry which will be responded to within 5 mins. Please check your junk email. The sellers reserve the right to accept prior to the closing date. Welcome to 11 Wadham Link, Piara Waters, a gorgeous 3-bedroom, 2-bathroom home built in 2014 on a spacious 346sqm corner rear loading lot. Enjoy the peace and privacy with only one neighbour, and benefit from the convenient rear garage access off Fell Lane. This modern residence boasts a practical layout designed for comfortable living and easy maintenance, making it the perfect home for families, professionals, or anyone seeking a serene yet connected lifestyle. The master suite features a walk-in robe and ensuite bathroom, providing a private retreat within the home. A generous study/theatre room offers versatility as a 4th bedroom, while the modern open-plan living space is ideal for both relaxation and entertaining. The kitchen is a chef's dream with engineered stone benchtops, a breakfast bar, glass splashback, dishwasher, gas cooktop, and electric oven. Energy-saving LED downlights throughout, a built-in gas heater, and a reverse cycle split system air conditioner ensure year-round comfort. Outside, the alfresco area with electric outdoor blinds is perfect for entertaining in any season, and the fully fenced yard with a grassed area is ideal for kids or pets. The home's practical layout includes a laundry located away from the bedrooms near the kitchen, a shoppers entrance from the garage, and tiled high-traffic zones. Located near lovely parks and walk trails, 11 Wadham Link is perfect for family afternoons out. This property truly combines modern convenience with a warm, welcoming atmosphere. Features at a glance:- 3 bedrooms, 2 bathrooms- Generous study/theatre/4th bedroom- Spacious 346sqm corner rear loading lot- Master suite with walk-in robe and ensuite- Modern open-plan living space- Kitchen with engineered stone benchtops, breakfast bar, glass splashback, dishwasher, gas cooktop, and electric oven- Energy-saving LED downlights throughout- Built-in gas heater and reverse cycle split system air conditioner- Alfresco area with electric outdoor blinds- Fully fenced yard with grassed area- Practical layout with laundry near the kitchen and shoppers entrance from the garage- Tiled high-traffic zones- Nearby parks and walk trails- Council rates \$2,489.40 per annum- Water rates \$1,106.79 per annum Disclaimer: In the preparation of this document, we have exerted our utmost effort to ensure the accuracy and truthfulness of the information provided. However, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may be present. Interested parties are encouraged to conduct their own investigations to confirm the validity of the information contained herein.