

**16 Siena Appr, Piara Waters, WA, 6112**

**House For Sale**

Friday, 30 August 2024



**16 Siena Appr, Piara Waters, WA, 6112**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **MADDOX ESTATE NEAR NEW !!! 2023 Build ...**

Why build when you can have this stunning NEAR NEW HOME !!

Nestled amongst quality homes in the sought after suburb of Piara Waters, this immaculate 4 bedroom, 2 bathroom house is the perfect family home. With its modern design and spacious layout, this property offers a comfortable and convenient lifestyle for you and your loved ones. Maddox Estate is a highly sought after fantastic area with a Day Care and a beautiful Park & Playground at the end of the street. Near to RIVA PRIMARY SCHOOL and at the other end of the street is highly sought after PRIVATE ST JOHN BOSCO COLLEGE. This home is completed and perfectly ready for a new family.

This home is stylish and classy and all very new, great elevation at the front with lots of very nice choices inside

### **INSIDE**

4 Bedrooms

Large Queen Master at the front with walk in robe & good size ensuite with single vanity / shower screen & wc

2 out of 3 Minor Rooms have double Mirror Robes

2 Bathrooms

Study Nook or Bar Area or Build a WALL OF EXTRA CUPBOARDS

Separate Cinema / Theatre Room

### **OPEN PLAN KITCHEN DINING & LIVING AREA**

Kitchen has stone benchtops tiled splashback lots of cupboards with extra 4 overhead cupboards all very stylish and modern, double fridge space and 900mm appliances with a space for a dishwasher

Designer Coffee Station / Storage Pantry Area

### **NEED TO KNOW**

Tinted Windows at the Front

STONE in Kitchen

STONE in Ensuite

STONE in Main Bathroom

Classy Black Tapware & Handles

ZONED DUCTED REVERSE WHOLE HOUSE with Ipad Touch

SOLAR 5kw - 18 Panels

NBN

LED & Non LED Lighting

Large Linen in Laundry Room

HIGH Ceilings thru Kitchen Family Dining areas

EASY CARE Vynal Planking Flooring & Carpets

### **OUTSIDE**

Artificial Lawn

Alfresco Under the Main Roof

Double Electric Garage - Higher than Normal

Gas Storage Hot Water System

Retic off mains

Builder - Celebration Homes

Built - 2023

Living - 150m<sup>2</sup> approx

Garage - 35m<sup>2</sup> approx

Alfresco - 10m2 approx  
TOTAL - 195m2 approx  
Land - 313m2

Rates - \$2,800 per annum ( approx )  
Water - \$200 per bill ( approx )  
As an Investment property Guide is 700 to 750 per week

#### GREEN TITLE LAND

IF YOU WISH : You can (use Camera) scan the QR CODE - To place an expression of interest once received you will automatically via email receive the check lists and title - any questions email [gillianragan@gmail.com](mailto:gillianragan@gmail.com) - If selected you will be sent the proper offer via DocuSign

IF YOU WISH : For OVER EAST buyers I have SOLD many homes this year purchased "SIGHT UNSEEN" Please view house plan and photos, see detailed write up. I have checklists for everything to ensure that your purchase goes smoothly