

39 Birmingham Parade, Piara Waters, WA, 6112



House For Sale

Wednesday, 25 September 2024

39 Birmingham Parade, Piara Waters, WA, 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Gillian Ragan
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STUNNING LUXURY HOME ..TRIPLE & POOL

CLICK ON VIRTUAL TOUR - To see video ...

This stunning true entertainers family home would be one of the most gorgeous homes I have seen in a while. It really does have it all. Incredibly beautiful location in a very prestigious sought after original area in NEWHAVEN in Piara Waters. Pure luxury awaits a new family so much to love about this home I am sure you will be impressed.

Not far to PIARA WATERS HIGH SCHOOL and PIARA WATERS PRIMARY SCHOOL, nearby also are the private schools which are also highly sought after Carey Baptist College and St John Bosco Catholic College. This could not be a more convenient & quiet location. Walking distance also to the NEW Piara Waters shopping centre with IGA and Chemist Warehouse and many other shops and restaurants are nearby also. Harrisdale Shopping Centre is also only 2 mins drive. CYO Connor Pub and Restaurant nearby, Cockburn Train Station 5km (approx) and the new Canning Vale Train Station opening soon

INSIDE

Double Door Entry

Security Screen Doors

3 Bedrooms

GIANT GLAMEROUS KING SIZE master suite with parents retreat, huge walk in robe, big ensuite with bath, double vanity shower with screen and separate wc

Minor Rooms have robes one has TV bracket

2 Bathrooms

Study / Home Office / 4th Bedroom or Babys Room with fitout

GIANT TRUE THEATRE / CINEMA ROOM - two levels, blue lighting, recessed ceiling, BOSE Theatre Room Equipment, surround block out curtains for that real Cinema Experience

KITCHEN is very impressive with bulkhead freestanding oven, tiled splashback, double fridge space with plumbing , 12 overhead cupboards, soft closing, double pantry, double sink

STUNNING BLACKBUTT WOOD FLOORING

NEED TO KNOW

Quality Internal Doors

Fancy Triple Cornice on ceilings

YAMAHA inside & outside speakers

ZONED DUCTED REVERSE AIR CONDITIONING

SOLAR 6kw - 24 Panels

SECURITY ALARM SYSTEM

Indoor Gas Point

Security Screens

NBN

CCTV with 6 Cameras

CRIM SAFE SCREENS all doors

QUALITY LIGHTING & BLACKBUTT WOOD FLOORING

LED and Non LED Lighting

OUTSIDE

Below Ground Pool with Waterfall with Huge Sail over Pool

Downlights in eaves for lighting while BBQing

Gas Storage Hot Water System

Outdoor Gas Point

Outdoor Spa

TRIPLE GARAGE electric with Roof Storage & Ladder
Baby Roller Rear Access - Manual
TWO - Alfresco Areas (Summer & Winter)
Composite Panelling with 2 extra Sails
Ceiling Fan
Jarrah Decking
HUGE Workshop / Shed 3x6
1 x Smaller tool shed
Real Lawn for kiddies to play or pets

Builder - Ross North
Built - 2009
Living - 228m2 approx
Garage - 60m2 approx
Alfresco 1 - 17m2 approx
Alfresco 2 - 19m2 approx
TOTAL - 331m2 approx
ROOF - 353m2
Land - 749m2

Rates - \$2,800 per annum (approx)
Water - \$250 per bill (approx)

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 checklists and title - any questions email 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