

4 Hurlingham Way, Piara Waters, WA 6112



House For Sale

Friday, 12 July 2024

4 Hurlingham Way, Piara Waters, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Ronnie Singh
0430161765

End Date Process

Experience effortless luxury, and the ultimate family lifestyle in this picture-perfect home. Located in the thriving suburb of Piara Waters, you have parks at the end of your street, schools a stone's throw away, and can be on Armadale Rd in a minute ready to take you to Cockburn Gateways, the train line, or onto the Freeway. Once you step inside this home though, it's going to be hard to leave! You won't need to line up for tickets to Hoyts with your very own home theatre, complete with plush carpet, LED downlights, sunken flooring and in-built surround sound for the full cinematic experience. For a more relaxed style of viewing, you have the open plan lounge and dining area, with hybrid laminate flooring, high ceilings, and plenty of natural light, you will enjoy unwinding in this comfortable space. Also in the heart of this home is the contemporary style kitchen. With streamlined overhead cabinetry finished with soft closing doors, matte black tapware, you will be instantly drawn to this stylish yet practical kitchen. The statement lighting complements the hardware beautifully and highlights the stunning stone benchtops. The scullery provides additional storage, and a place to keep those extra appliances out of sight. The 900mm stove top and double oven are perfect for entertaining or for feeding large families! The built-in pantry is a stunning wood finish, next to the plumbed double fridge recess. This kitchen has everything you need to make preparing family meals easy and enjoyable. The spacious master bedroom is complete with an exquisite ensuite. Your first glimpse into the bathroom is of the sleek bathtub, and the view only gets better as you discover the double vanity with clever storage solutions, the huge double shower with a wall recess feature, and the high-end finishes that are cohesive with the modern style in the rest of the home. The master as well as the additional bedrooms are fitted with cosy carpet underfoot, and the additional bedrooms all come with double mirrored built-in robes that make the rooms feel spacious and light. The well-appointed laundry has been carefully considered, keeping the same tapware and hardware as the kitchen, while also offering great cupboard space and stone benchtops. The laundry opens directly out to the side of the house for convenience, where you can see the attention to detail in the backyard design. With aggregate concrete in all the outdoor areas, the beautiful dark fleck creates a harmonious sense of style with the indoors. The spacious alfresco area is great for outdoor dining, with overhead down lights, a matte black overhead fan, and plenty of room for a dining or lounge setting. The low maintenance turf and flowerbeds means the yard is easy to keep looking great all year round. The built-in benches on the turf create an inviting entertaining area, with the option of adding a firepit to make use of the crisp winter nights outside. With the front yard reticulated, this easy-care home comes hassle free. Even your bills won't be hard work with the 5kW solar panels that come with the home. You will be eager to entertain in this elegant home, and your family will be living in everyday luxury with everything that this home has to offer.

SCHOOL CATCHMENT Aspiri Primary School (500m) Piara Waters Senior High School (1.8km) RATES Council: \$2700 approx Water: \$1233 approx FEATURES* Build Year: 2022* Wide Entryway* High Ceilings Throughout* LED Downlights * Hybrid Laminate Flooring in Common Areas* Open Plan Dining and Lounge* Ample Cabinetry in Kitchen with Soft Closing Doors* Scullery* Stone Benchtops* 900mm Cooktop (Miele) * Double Oven (Miele)* Dishwasher (LG) * Plumbed Double Recess to Accommodate Large Fridge* Carpet in Bedrooms and Theatre* Separate Theatre with In Built Sound System and Sunken Floors* Master Ensuite with Double Vanity and Double Shower * Bathtub in Master Enuite* Additional Bedrooms all Fitted with Double Mirrored Built-in Robes* Ducted Reverse Cycle Air-Conditioning (Fujitsu)* Aggregate Concrete All Around the Home* Spacious Alfresco with Ceiling Fan* Artificial Turf in Backyard with Flowerbeds * Instant Water System (Rinnai)* Reticulation in all areas * Outdoor Entertaining Area with Bench Seating* Solar Panels (5kW Sungrow) LIFESTYLE 55m – Holland Park Land Estate Playground 100m - Ruffle Park Ping Pong Tables 170m – Peregrine Park 550m – Jumpy Kids Family Daycare 600m – Armadale Rd 950m – Rossiter Pavilion 1.9km – Piara Nature Reserve 2.4km – Piara Waters Medical Centre 2.6km – Explorer Park Madox (Futsal and Basketball Court) 3.1km – Harrisdale Medical Centre 3.1km – Stockland Harrisdale Shopping Centre 3.1km – CY O'Connor Bar and Bistro 5km – Carey Baptist College 5.4km – Primewest Southern River Shopping Centre 6.7km – Gateways Shopping Centre 6.8km – Cockburn ARC 7.6km – The Gate Bar and Bistro 7.2km – Last Drop Beeliar 7.5km – Gosnells Golf Club 10.5km – Armadale Recreation Centre 15.1km – Coogee Beach 16.6km – Woodmont Park Beach & Fishing Spot 17km – Westfield Carousel 26.2km – Perth CBD