

**66 Pleasant Ave, Piara Waters, WA, 6112**

**HAPPY REALTY**

**House For Sale**

Wednesday, 25 September 2024

66 Pleasant Ave, Piara Waters, WA, 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Discover Your Perfect Family Home in a Prime Location

Nestled on a generous 390 sqm block, this impeccable home offers 172 sqm of stylish, low-maintenance living, ideal for modern families. Featuring a spacious double garage with extra storage and rear access, this home combines functionality with security.

Step inside to find a dedicated cinema room, perfect for family movie nights. The master bedroom provides a serene retreat with a walk-in robe and a spacious ensuite. All other bedrooms come equipped with built-in robes and share easy access to a well-appointed main bathroom. The heart of the home is an open-plan kitchen, dining, and living area, fitted with a gas cooktop and modern conveniences for effortless entertaining and daily living.

Enhance your lifestyle with nearby amenities: just a 2-minute walk to the primary school, 10 minutes by bike to the high school, and a 5-minute stroll to the local park with sports facilities and picnic areas. The area offers low-traffic, paved paths ideal for safe family outings.

Security is paramount with a state-of-the-art Bosch alarm system accessible via app, perimeter alarms, and PIR motion sensors, ensuring peace of mind. Dual air conditioning systems provide comfort year-round, while the home's solar panels contribute to lower energy costs.

This home is more than a residence-it's a lifestyle opportunity, perfectly positioned for convenience and comfort. Enjoy the benefits of a vibrant community with excellent schools, parks, and recreational facilities all within walking distance.

- Property Size and Type: 390 sqm land area with a 172 sqm floor area, designed for low-maintenance living.
- Garage: Double garage with additional space for storage or workshop activities.
- Cinema Room: Formal cinema room for entertainment.
- Primary Suite: Spacious master bedroom with a walk-in robe and a large ensuite bathroom.
- Living Spaces: Open-plan kitchen, dining, and living area, ideal for family gatherings.
- Bedroom Features: Bedrooms 2, 3, and 4 equipped with built-in robes.
- Security: Equipped with a security alarm system for enhanced safety.
- Kitchen Amenities: Gas cooktop installed in the kitchen.
- Climate Control: Evaporative air conditioning throughout, plus an additional split air conditioning in the living area.
- Energy Efficiency: Solar panel system installed to reduce electricity costs.
- Enter/exit access either side of the property
- Wide gated side access - grow vegetable/flower, store bikes, barbeques or add patio later