



11 Magdalen Loop, Piara Waters

Luxury Family Residence | Park-Facing | Premium Upgrades Throughout

A Statement of Space, Comfort & Refined Living:

Perfectly positioned in a prestigious pocket of Piara Waters, this exceptional residence offers a seamless blend of luxury, functionality, and lifestyle appeal. Set on a rare 681sqm green title block and directly facing parkland, this home is designed for modern families who value space, quality, and convenience.

From the moment you arrive, the home exudes presence and sophistication, setting the tone for the refined living experience within.

Elegant Interiors & Thoughtful Design:

At the heart of the home is a beautifully designed open-plan living and dining area, effortlessly connected to a gourmet kitchen tailored for both everyday living and large-scale entertaining.

The kitchen features quality appliances, expansive stone benchtops, feature pendant lighting, abundant storage, and a premium Schweigen rangehood—combining performance with understated elegance.

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FOR SALE
FROM \$1,350,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Harrisdale
(08) 9398 4000

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Multiple living zones enhance flexibility, including a dedicated theatre room complete with projector and surround sound for an immersive cinematic experience. A private study and additional study nook provide ideal spaces for work, study, or quiet retreat.

Luxury Features Throughout:

- Grand master suite with walk-in robe, ensuite & double vanities
- Three additional spacious bedrooms with built-in robes
- Dedicated theatre room with projector & speaker system
- Private study plus additional study nook
- High ceilings enhancing natural light and space
- Premium LED lighting throughout
- Bathrooms with heating lights for year-round comfort
- Powder room for added convenience
- Laundry with custom cabinetry and ironing station
- Attic storage above garage
- Double secure garage
- Reverse-cycle ducted air conditioning (18kW Actron system)
- Smart ceiling fans in all rooms
- Motorised internal blinds (family, dining, study, master & theatre)
- Wall-mounted TVs included
- New hybrid flooring to be installed to all bedrooms and study prior to settlement
- 11kW solar system with 50kWh battery
- Security camera and alarm system for peace of mind

Outdoor Entertaining & Lifestyle Living:

Step outside to an expansive alfresco area designed for year-round entertaining. Complete with a built-in bar and seamless indoor-outdoor flow, it's the perfect setting for hosting family and friends. The landscaped backyard offers both privacy and functionality, with plenty of space for children and pets to enjoy.

Additional outdoor features include:

- Composite decking
- Motorised Ziptrak blinds
- Storage shed
- Bore water system
- Water filtration system & leak detection
- Sensor lighting to eaves
- Extensive solar system with battery for energy efficiency

Prestigious Location:

- Directly facing parkland
- Walking distance to Robot Park
- Approx. 1.0km to Piara Waters Secondary College
- Approx. 1.5km to Piara Waters Primary School
- Approx. 2.0km to Stockland Harrisdale Shopping Centre (Aldi, Woolworths, dining & retail)
- Easy access to Armadale Road and major transport links
- Surrounded by parks, playgrounds & walking trails
- Close to Piara Waters Pavilion, Library & Village
- Adjacent to Jandakot Nature Reserve

The Opportunity:

This is more than just a home—it's a lifestyle opportunity offering space, sophistication, and long-term value in one of Piara Waters' most sought-after locations.

A rare chance to secure a premium family residence in a tightly held, community-focused neighbourhood.

Additional Information:

Council Rates - \$3,300 approx per annum
Water Rate - \$1,459 approx per annum

The owner is seeking to lease back the property until end of January 2027.

For private inspections or further information, contact Selvi Gopinathan | 0429 939 398.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID	2TEJ00
Property Type	House
Land Area	682 m2

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