

Piara Waters, 20 Padua Road

Modern Home Close to Park and Schools!

3 2 2

**** Under Contract - Home Open Cancelled ****

ACCOMODATION

The stylishly designed home offers modern living at its best. It is perfect for a downsizer, first home buyer, investor or a young family.

The light filled open plan living areas is complimented by a reverse cycle air condition. The kitchen is adjacent to the living and dining area. It features an island benchtop, stainless steel appliances, double door fridge recess and plenty of built in cupboard spaces for storage.

All three bedrooms are generous in size. The master bedroom is accompanied with its own ensuite and large walk in robe. The second and third bedrooms are both generous in size.

The open plan living area seamlessly transitions to the spacious undercover dome roof patio that is perfect for entertaining and dining. The garden is low maintenance and easy

For Sale
UNDER OFFER | By Kim Liew

View
ljhooker.com.au/5ETNFFB

Contact
Kim Liew
0430 015 796
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Disclaimer: 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.

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(08) 9473 7777

care, making this the perfect lock and leave.

FEATURES AND BENEFITS

- . Neutral paint tone
- . Security screens to all doors and windows
- . Easy care floorboards in living, dining, hallway and bedrooms
- . Stainless steel 4 burner gas cooktop, fan force oven, rangehood and dishwasher
- . Reverse cycle split air condition system in living and kitchen area
- . Master bedroom with ensuite, his and her walk in robe
- . Reverse cycle split air condition system in master bedroom and bedroom 2
- . Main bathroom features a bathtub
- . A separate second WC
- . Full size laundry with overhead cabinets
- . Dome roof patio
- . Large double carport with access from rear lane
- . Low maintenance
- . Garden shed
- . Secured backyard
- . Solar panels and inverter
- . Built 2012

INVESTOR INFORMATION

Weekly rental return \$730 to \$750.

RATES

Council Rates \$2,500.00 FY24/25

Water Rates \$1,641.35 FY23/24

LOCATION

This home is situated close to nature reserves and parks. It is a short walk of approximately 150M to the local children playground, a basketball court and Burtonia Gardens. With quick access to the Kwinana Freeway, Piara Waters is located just 26km by car from Perth CBD.

Your local shopping precinct is Cockburn Central and Stockland Harrisdale, local supermarket is IGA Piara Waters. It is also located within the Piara Waters Primary School and Piara Waters Senior High School catchment.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "20 Padua Road" to 0430 015 796 for further information.



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More About this Property

Property ID	5ETNFFB
Property Type	House
House Size	117 m ²
Land Area	360 m ²
Including	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

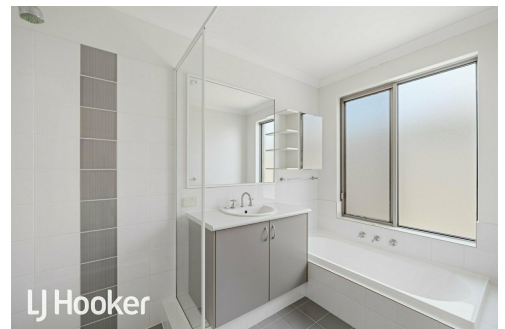
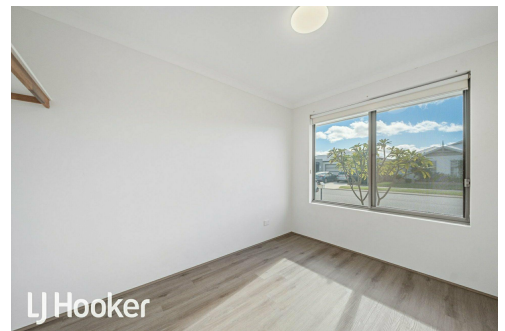
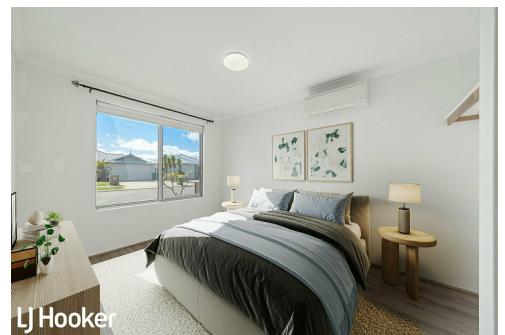
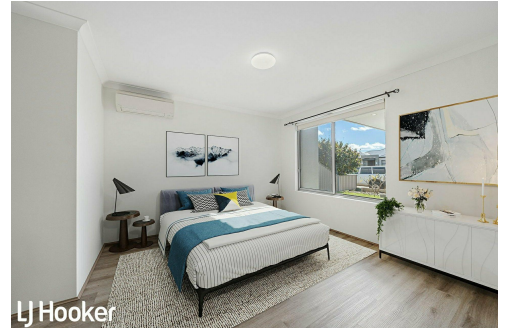
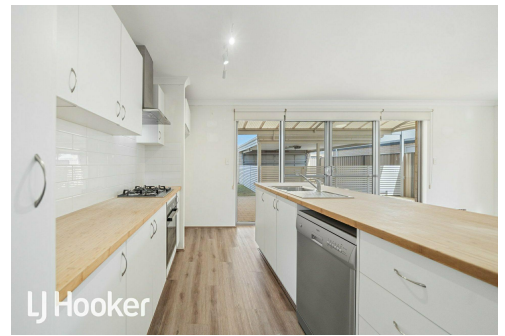
Kim Liew 0430 015 796

Sales Consultant | kim.liew@ljhvicpark.com.au

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20 Padua Road, Piara Waters 6112

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS	
BUILTS AREA	: 117m ²
PATIO	: 37m ²
GARAGE	: 30m ²
TOTAL BUILTS AREA	: 184m ²