

Piara Waters, 40 Columbia Parkway

SPACE, STYLE & LOCATION | IT'S ALL HERE!

Proudly Presented by Edward Lim...

Welcome to a stunning blend of luxury & architectural brilliance! This isn't just a home; it's a near-new, single-storey masterpiece of 328m², set on a grand 658m² block. Featuring 4 bedrooms, 2 bathrooms, study & a theatre room, this property commands admiration.

Step through the oversized front door to a grand entrance with soaring ceilings and premium Burmese Teak flooring. A theatre room greets you, ready for cosy movie nights! The master suite, positioned for privacy, boasts a walk-in robe, luxe ensuite & direct study access.

At the heart of the home, the open-plan kitchen wows with stone countertops, glass splashback, gas cooktop & sleek cabinetry. Paired with a casual dining area, breakfast bar & family room, it's a space designed for culinary adventures and joyful gatherings.



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.



For Sale

****UNDER OFFER!!**

View

ljhooker.com.au/5FGEFFB

Contact

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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

Step out to the rear alfresco area & discover a backyard that's spacious & meticulously maintained. It's fully fenced with poured limestone concrete artificial lawn & brimming with potential for fun. There is also space for a new pool or a pergola? Plus a large, powered shed (6mx4m) offering more storage options. How good is that?! Venturing down to the accommodation wing, three spacious bedrooms beckon, adorned with built-in robes along with a common bathroom.

Featuring ducted evaporative air during hot summers & double lock-up garage with a shopper's entrance - luxury, convenience & comfort are seamlessly integrated into your new home!

This prime parkside location is within walking distance of lush local parks, scenic lakes & the popular Stockland Harrisdale Shopping Centre. Top-rated Piara Waters Primary & the new Piara Waters SHS are moments away, along with bus stops, early learning centres & more shopping options.

Why It's Irresistible?!

- * Built in 2009, from scratch for modern luxury
- * Green Title | Block Size: 658m² with Build Up Size: 328m²
- * Seamless indoor outdoor living
- * Heat pump storage water heater (powered by solar power)
- * 3kW Solar power system
- * Both front & backyard
- * Estimated Rental: \$920-\$950/week

Outgoings:

- * Council Rates: app. \$3,100.00 (FY24-25)
- * Water Rates: app. \$1,404.05 (FY23-24)

Contact listing agent, Edward Lim at 0408 929 655 to explore every enchanting detail.

* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations



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More About this Property

Property ID	5FGEFFB
Property Type	House
House Size	328 m ²
Land Area	658 m ²
Including	Ensuite Evaporative Cooling Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Close to Schools Close to Shops Close to Transport

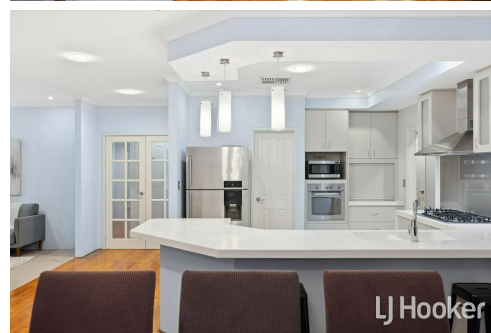
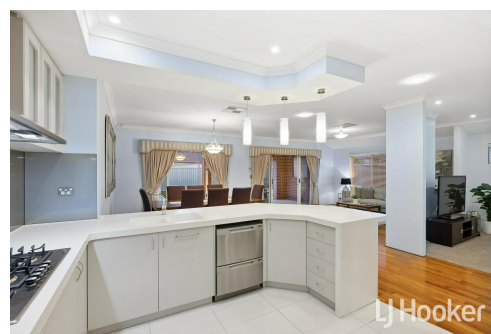
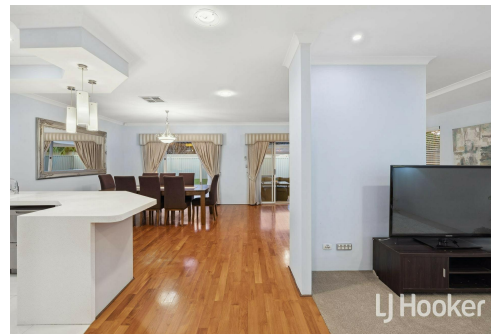
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