



8 Balliol Court, Piara Waters

## Peaceful Living, Practical Design

Perfectly positioned in a quiet, family-friendly pocket of Piara Waters, this beautifully maintained home offers the ideal balance of comfort, functionality and low-maintenance living. Lovingly cared for by its original owners and built by Celebration Homes (ABN Group), this green titled residence presents an exceptional opportunity for first home buyers, downsizers, young families and savvy investors alike.

Set on approx 320sqm block, the home has been thoughtfully designed with generous proportions, two separate living areas and an inviting outdoor entertaining space, creating a lifestyle that is both practical and relaxing. Freshly painted throughout and packed with quality upgrades, this is a home that's ready for you to simply move in and enjoy.

Designed for Everyday Living

The light-filled open plan living and dining area forms the heart of the home, with uninterrupted views welcoming the morning sunshine while seamlessly connecting to the kitchen and alfresco. Large windows, quality Kresta roller blinds and stainless steel security screens allow fresh air and natural light to flow throughout the home.

The gourmet kitchen has been designed for those who love to cook

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**FOR SALE**  
From \$899,000

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



and entertain, featuring:

Large 900mm oven and gas cooktop  
Generous bench space  
Built-in pantry  
Ample cupboard storage  
Outlook over the alfresco and backyard

At the front of the home, the spacious master suite offers privacy and comfort with a walk-in robe and ensuite complete with a separate enclosed toilet and updated shower head.

Both minor bedrooms are generously sized, include built-in robes, abundant natural light, roller blinds and stainless steel security screens.

Adding even more flexibility is the separate theatre/lounge positioned at the front of the home. Whether you require a home theatre, second living area, children's retreat, home office or even a potential fourth bedroom, this versatile room adapts to your lifestyle.

The well-designed laundry offers a walk-in linen/storage cupboard along with convenient sliding door access to a private outdoor drying area.

#### Relax Outdoors

Step outside to your private alfresco entertaining area, where low-maintenance living truly shines. The beautifully established 'Geisha Girl' tree bursts into vibrant purple flowers, attracting birds, butterflies and bees while creating a peaceful setting to relax with family and friends.

Artificial turf to both the front and rear gardens means you can enjoy a lush green outlook all year round without the maintenance.

#### Features You'll Love

Built by Celebration Homes (ABN Group)  
Green titled approx 320sqm block  
Freshly painted throughout  
Two separate living areas  
Potential fourth bedroom/theatre/home office  
Spacious open plan living and dining  
Large gourmet kitchen  
900mm gas cooktop and oven  
Built-in pantry  
Fujitsu reverse-cycle air conditioning  
Spacious master suite with walk-in robe  
Ensuite with enclosed toilet  
Built-in robes to all minor bedrooms  
Walk-in linen/storage cupboard  
Separate outdoor drying area  
Stainless steel security screens  
Roller and panel blinds  
Picture hanging rails throughout living areas, kitchen and master bedroom  
Solar panel system  
Double rear garage  
NBN connected

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## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 9YAHA2               |
| Property Type | House                |
| Land Area     | 320 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |

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