



SOLD

5 Berkeley Loop, Piara Waters

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Buyers Over \$589,000
 537 sqm

IF YOU HAVE THE TOYS, WE HAVE THE PARKING! 4 BED + 2 BATH + THEATRE

☎ 08 9398 3000



Features You Will Love

Properties with this amount of off street parking in this price range is rare. With a double garage and additional rear access through a roller door you won't have the problem of filling your garage with motorbikes, boats, camping trailers and having to leave your car parked on driveway.

Positioned within an 800m walk to Stockland Harrisdale shopping centre where you will find major supermarkets, cafes, dining, day care centre and medical facilities this family friendly home certainly ticks all the boxes for convenient living and lifestyle. There are plenty of parks, walking trails, playgrounds and ovals all close by for the whole family to enjoy.

Perfectly presented and offering a highly functional floor plan this home offers great value.

Some of the many features you will love;

INSIDE:

- Master suite is positioned at the front of the home with sliding doors opening out to your own private courtyard. The room itself is spacious featuring a sparkling ensuite with double shower and large walk in robe.
- The minor bedrooms are a generous size, all offering built in robes positioned around a central bathroom down the rear wing of the home.
- Highly functional kitchen with plenty of bench space finished with built in pantry and plenty of overhead storage and all finished with quality stainless steel appliances including 600mm oven and 6 burner gas stove cooktop.
- Separate theatre room, perfect for family movie nights or watching sports.
- Ducted reverse cycle air-conditioning makes for comfortable living all year round.

OUTSIDE:

- If you love to entertain you will love the multiple outdoor entertaining areas including a HUGE patio leads out from the living area creating a seamless space to enjoy with family and friends. Fire up the BBQ and celebrate all those special occasions over the upcoming summer months.
- Low maintenance paved backyard with raised garden beds.
- Fenced enclosed front garden with low maintenance gardens.
- Rear access through roller door in garage with heaps of additional undercover area perfect for parking trailers, motorbikes, boats or could make for a great outdoor games area for the kids to play.

Property Details

Land Size: 537m²

Build Year: 2010

Built Area (Living): 151m²

Built Area (Total): 216m²

Builder: Homebuyers Centre

Floor Plan: Available

Council Rates: \$2,522 Annually (Approx)

Water Rates: \$1,301 Annually (Approx)

NBN: Available

Floor Plan 1



So Much, So Close

SCHOOLS:

- 1.5km - Piara Waters Primary School
- 1.7km - Harrisdale Senior High School

PARKS & RECREATION:

- 400m - Mcphail Park
- 750m - Robot Park & Playground

SHOPPING:

- 800m - Stockland Harrisdale Shopping Centre

PUBLIC TRANSPORT:

- 550m - Nearest Bus Stop

Make an Offer

4 Simple Steps to Purchasing

Purchasing residential real estate can be a very exciting time, however it can be a confusing time for all parties.

As you may be aware, different agencies can have different procedures and standards. We would like to inform you of the general buying process.

Property owners receive all types of interest - some genuine, some not. This can lead to frustration and concern for the owners as they try to assess who is actually a genuine buyer.

The best way to present a strong offer on any property is to follow the steps below which will allow you to understand what is required.

All offers must be presented to the owner in writing. All purchase details filled in correctly for the contract to be signed.

() STEP 1 - PROVIDE YOUR FULL DETAILS:

- The purchase price you will pay
- The amount and method of payment for the deposit
- The settlement period that you require
- The name of your chosen Conveyancer
- The name of your financial institution for Finance
- Any special conditions or requests

() STEP 2 - CONFIRM YOUR TIME FRAME:

- Find out if the property has a deadline on it, such as when all offers will be presented to the owner

() STEP 3 - FINANCE

- A pre-approval finance letter from your bank or lending institution is certainly an advantage when putting an offer on a property.

() STEP 4 - MAKE SURE YOU INCLUDE STAMP DUTY IN FIGURES

Your chosen Conveyancer can help you with this.

IN SUMMARY

Once an agreement on the price, settlement date, conditions, etc has been reached with the owners, the sale can proceed. An exchange of signed contracts is the only way to actually buy or sell real estate.

Preparation is the key. Understand the steps of sale and having everything in place is imperative to reaching your property goals.

Whether you are considering purchasing this property or are looking for another property in the near future and you become in need of real estate advice, please feel free to contact us with any questions that you may have.

We are available to assist you.

Gareth May

Starting real estate in one of the most challenging markets that Perth has been through has given me the opportunity to learn the importance of having a structured process and strategy in place and what is required to deliver a world-class service.

Having lived locally for over 25 years, it's been interesting to see what once used to be vacant land now transform into vibrant communities we now live.

I believe having high levels of energy, a positive attitude and a straightforward approach coupled with strong market knowledge is what provides my clients a competitive edge.

I have an amazing wife Natalee, and we are both blessed to have our beautiful son Kieran and mini Dachshund Slinky.

When taking some time out from real estate for me it's about spending quality time with my family, keeping fit, healthy and anything that involves water whether that be down the beach for a swim or out on the boat.



Live | Love | Local

Stay up to date with what's happening in the local market.

[Live | Love | Local Market Report](#)

Rental Appraisal



[Watch Video](http://youtube.com/watch?v=UtP2PJtIt14)

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Attree Real Estate is the largest property management office in the local area, with well over 300 million dollars and around 700 happy clients currently under management.

We have an expert team of 5 senior property managers with specialized leasing and trust account departments.

We have compiled a Rental Appraisal Letter as attached below for your convenience as potential rental income, if you have any queries on the potential management of this property, please contact Nathan Want on 0403 126 118 today.

Links

[Rental Appraisal Letter](https://reawebbooks.com.au/attree/module_resources/pdf_module/2166/28_5BerkeleyLoopPiaraWaters.pdf)

https://reawebbooks.com.au/attree/module_resources/pdf_module/2166/28_5BerkeleyLoopPiaraWaters.pdf