



117 Monticello Parkway PIARA WATERS, WA



THIS COULD BE YOUR HOME / INVESTMENT!

The opportunity to own this nicely presented and modern 3x2 brick and iron home is now. Built 2015 and sitting on a 359sqm block opposite some bushland, this home is located in the much sought after Riva Estate. Perfect for first homebuyers, young families, downsizers and investors, the property is close to shops, schools and transport. Spacious kitchen overlooks dining, family and alfresco. Currently leased (fixed term) at \$360pw until beginning of November 2018, the excellent tenant would like to stay but no problem moving out as well at expiry. Please contact Chi Bobojcov 0409007133 to view. It is now or never..

Price: From \$399,000

Features:

- * Built 2015, 359sqm
- * 3 Bedrooms, 2 Bathrooms, 2 WCs (Main BR with ensuite and WIR)
- * Walk in robes and BIRs
- * Ducted AC - cooling only
- * 2 living areas--good sized family and spacious lounge/theatre room
- * Gas cooking and GHWS
- * Theatre room can be converted into a fourth



Sabrina Minic

0433 299 908

SHEET AREA (SQ. FT. OR SQ. MET.)		183.33	
AREAS			
PERIM.	AREA	PERIM.	AREA
(FT.)	(SQ.)	(M.)	(SQ.)
HOUSE AREA	141	14.18	14.18
SHED	24.14	24.14	24.14
ALFRESCO	14.78	14.78	14.78
VERANDA	8.73	8.73	8.73
	107.63		107.63

NOTE: ALL WORKS MUST BE ACCORDING TO THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.

PROPERTY COMPLIANCE CERTIFICATION: THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.

COOGEE
 10/1/2024
 10/1/2024

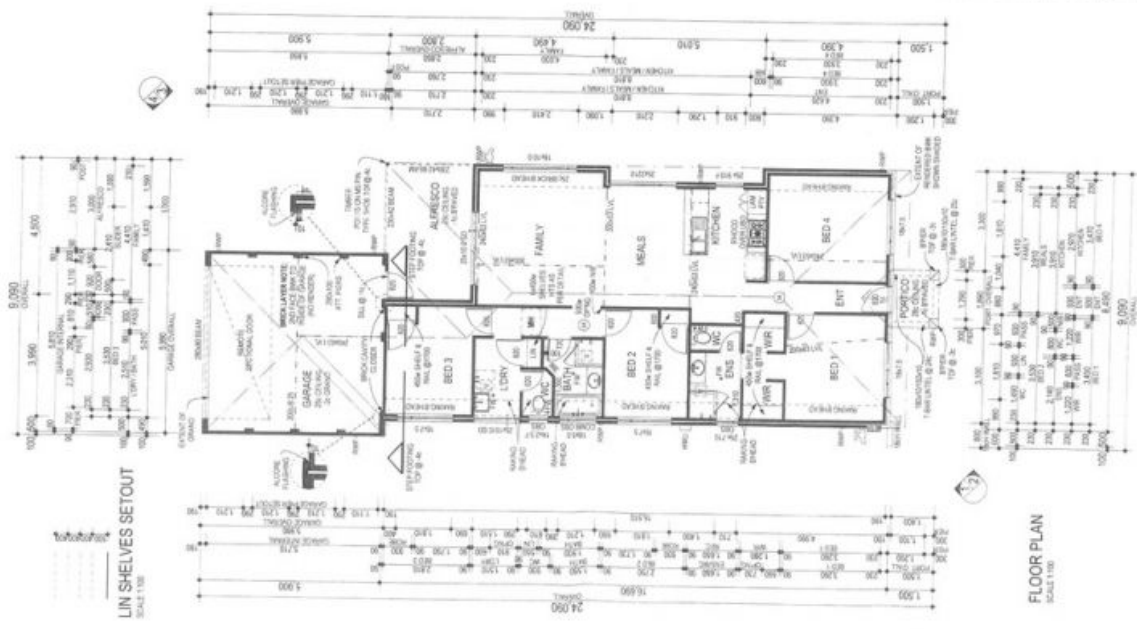
Make the move.

REVISION	NO.	DATE	BY	DESCRIPTION
	1	10/1/2024	COOGEE	ISSUED FOR PERMIT

CLIENT: CRUZ
 DATE: 10/1/2024
 DATE: 10/1/2024
 DATE: 10/1/2024
 DATE: 10/1/2024

ADDRESS: LOT 273
 MONTICELLO PARKWAY
 PIARA WATERS

DATE	10/1/2024
PROJECT NO.	484 34 07
DRAWING NO.	N2
SCALE	1:100
DATE	10/1/2024
DATE	10/1/2024
DATE	10/1/2024
DATE	10/1/2024



CLIENT NOTE:
 NO FURTHER STRUCTURAL CHANGES WILL APPLY FROM ACCEPTANCE