

Sold



38 Strathalbyn Loop, Carramar



## UNDER OFFER!

PERFECT FAMILY HOME ON AN EXTRA LARGE 734m2 BLOCK

Andrew and Liselle from Team Thompson have the pleasure in presenting 38 STRATHALBYN LOOP CARRAMAR

4 x 2 family home plus study, separate enclosed media room and spacious open plan living

Located in a quiet location on an extra large 734m2 block with a 27m frontage and plenty of room for extra parking and a workshop

Set in sought after Fairway Mews and within walking distance to Carramar Golf Course, Carramar Primary School, Carramar Village shopping centre and local parklands

Please call to view anytime

Sought after location close to all amenities and parklands

Manicured street appeal set back from the road for the perfect easy care location

Feature double door front entry to separate foyer

Enclosed separate lounge / media room with feature French doors

Study/home office

Master bedroom with triple sliding door robe

4 beds 2 bathrooms 2 car spaces 734 m2

Price	SOLD
Property Type	Residential
Property ID	15121
Land Area	734 m2

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Central  
3 Hasler Rd Herdsman, WA, 6017  
Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Spacious ensuite with shower, separate WC and ample bench and cupboard space

Bedrooms 2, 3 and 4 are all double sized with enclosed robe space

Light and bright 2nd bathroom with bath and shower

Kitchen with 4 burner gas cooktop, underbench stainless steel oven, dishwasher, fridge / freezer recess and overhead cupboards

Spacious meals, living and games room with high ceilings and commanding views to outdoors

Storage cupboard to hallway

Neutral décor throughout

Split system air-conditioning to main living area

Home security system

Extensive pitched patio area with café blinds, all overlooking manicured gardens and lawn area

Outdoor lock up shed

Double lockup garage

Extra wide frontage (27m) with plenty of room to park the caravan, trailer or boat

Built approx 1999

House size 209m<sup>2</sup> internal living

Block size: 734m<sup>2</sup>

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*