

Sold



## 29 Minjah Circuit, Carramar



### UNDER OFFER!!

Andrew and Liselle from Team Thompson have the pleasure in presenting 29 MINJAH CIRCUIT CARRAMAR

Set in a family friendly location close to all amenities this extra large 4 x 2 plus study, home theatre and kids activity room is sure to impress

With tonnes of space for parking the boat, caravan or trailer as well as plenty of outdoor living on this extra large 707m2 block

Call to view anytime .

Sought after location within walking distance to all amenities

Grand street appeal with portico entrance

Extra large 707m2 block with wide frontage for extra parking for the boat/caravan or trailer

Study/home office

Spacious master bedroom with extra length W.I.R.

Ensuite with extra large shower, tonnes of bench and cupboard space, heat lamp, separate WC and all with plenty of room to move

Bedrooms 2, 3 and 4 are all double sized with sliding door robes

Light and bright 2nd bathroom with bath, shower and extra length bench/mirror

Separate lounge / entertaining or activity room for the kids

Enclosed home theatre with double sliding door access to outdoors

4 bedrooms 2 bathrooms 2 car spaces 707 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 15132       |
| <b>Land Area</b>     | 707 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

Modern central kitchen with stonebench tops, tonnes of cupboard space,  
900ml underbench oven, induction hot plates, glass splashbacks,  
fridge/freezer recess, rangehood, dishwasher and modern fixtures and fittings  
Extra large meals and living with double sliding door access to alfresco and  
all with commanding views to outdoors  
Split system reverse cycle air-conditioning to main living area  
Well appointed laundry with ample storage  
Sliding door storage cupboard to hallway as well as an extra large walk in  
storage area with inbuilt shelving or revert back to study nook for the kids  
Attention to detail t/out including solid wood flooring, feature doors, window  
treatments, lighting and skirtingboards  
3 KW Solar  
Home Security system  
Extra large alfresco area (UMR) as well as pitched patio entertaining all  
interactive with lawn area for kids to play and easy care gardens  
Outdoor lock up shed  
Double lockup garage with internal access to kitchen aswell as rear door  
access to backyard  
Extra gated side access  
Built in approx 2004  
Block size: 707m2

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