

Sold



25 Newgain Crescent, Carramar



HOME OPEN BY APPOINTMENT - PLEASE CONTACT AGENT TO VIEW ANYTIME

SOMETHING SPECIAL

Andrew and Liselle from Team Thompson have the pleasure in presenting this unique opportunity to own one of the best properties in Carramar, 25 NEWGAIN CRESCENT CARRAMAR

Including 4 spacious bedrooms, 2 resort style bathrooms, lounge/media room, home office, study/5th bedroom and an enormous upstairs gamesroom.

Step outside to the best all year round alfresco entertaining you are ever likely to see overlooking manicured gardens and tonnes of lawn area for kids to play on an extra large 709m2 block

With full reverse cycle air conditioning, solar panels, shared bore, Infinity GHW system and so much more you do not want to miss this amazing opportunity

Features include.....

Located in one of Carramar's most prestigious street

Stunning street appeal with cedar lined portico, security screened feature double door entry to separate foyer area

DOWNSTAIRS:

Step down formal lounge / home theatre with stylish solid wood flooring and feature French doors

4 bedrooms 2 bathrooms 2 car spaces 709 m2

Price	SOLD
Property Type	Residential
Property ID	16602
Land Area	709 m2

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED 
REAL ESTATE

Spacious master bedroom with double door robe (with inbuilt shelving), ceiling fan and TV point
Resort style ensuite with feature tiling, shower (with screen), corner spa bath, twin vanities and separate WC
Separate guest powder room
Huge study/home office or kids activity room with inbuilt desk, shelving and cupboards
First class kitchen with stone benchtops, quality stainless steel appliances (inc 900ml under bench oven, 6 burner gas cooktop and rangehood), fridge / freezer recess, inbuilt microwave and Delongi Coffee maker, Zip underbench boiling/chilled water tap, overhead cupboards, stylish tiled splashbacks, walk in corner pantry all with acres of bench / cupboard space
Open plan meals and living areas all with stunning views of the outdoor entertaining area
Walk in storage cupboard under stairs
Well equipped laundry conveniently located of the kitchen

UPSTAIRS:

Huge games room with solid wood flooring, inbuilt cupboards and feature double doors out to cedar lined balcony with amazing views
Extra spacious 2nd bedroom with ceiling fan, double door robe and access to the main bathroom
Bedroom 3 and 4 are double in size with ceiling fans and robes with doors
2nd study or 5th bedroom
Extra large 2nd bathroom with feature tiling, bath, shower (with screen), extra length vanity, all with ample room to move
Separate storage cupboard

THROUGHOUT:

Full reverse cycle air-conditioning throughout with invertor
Skirtingboards throughout
High Ceilings throughout
Full perimeter security alarm system
Gas instantaneous HWS with 3 controllers
12 Solar panels to the roof
Shared bore
Stylish and sophisticated finishings throughout including plantation blinds to front windows plus quality window treatments, modern LED lighting, feature internal doors as well as feature cornices

The best all year round alfresco entertaining with separate inbuilt gas bbq area with rangehood and oven, bench and cupboards, enormous pitched cedar lined roof, ceiling fans, water feature, sensational inbuilt fish ponds, double French doors to backyard with tonnes of lawn area for kids to play

Outdoor shed with power
Double lockup garage with extra high ceiling as well as door access to the rear
Built approx 2004
Block size...Extra large 709m2

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