







HOME OPEN BY APPOINTMENT – PLEASE CONTACT AGENT TO VIEW

NO EXPENSE HAS BEEN SPARED ON THIS EXCEPTIONAL 2 STOREY HOME

Andrew and Liselle from Team Thompson have the pleasure in presenting 1 KYBY PLACE CARRAMAR

A true statement in interior and exterior design, this quality home needs to be seen to be appreciated. Absolutely no expense has been spared on every part of this exquisite family home

If you wish to view this property please contact us anytime via text, email or phone to arrange a suitable time

• Parkland views from the front with feature front security wall leading to grand portico entrance, all surrounded by poured aggregate concrete paving and easy care synthetic lawn

DOWNSTAIRS:
• Solid double door entry with security screens into separate foyer area with door access to garage
• Bedroom 2, 3 are all double in size and Bedroom 4 is king sized all with double door robes and twin sunblock blinds
• Bedroom 5 or study with walk in robe or storage recess
• Stunning 2nd bathroom with full height tiling throughout, vanity, shower with glass screen and extra deep bath, all with a quality high specification on all fixtures and fittings

5 2 2 611m2

Price	SOLD
Property Type	Residential
Property ID	16868
Land Area	611 m2
Floor Area	331 m2

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

Xceed Real Estate - Sales
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08 9207 2088

XCEED REAL ESTATE

• Extra-large laundry area with stone benchtop and cupboard space, plus 4 door linen cupboard
• Separate powder room for guests
• Enclosed home cinema with quality sunblock theatre blind, comes complete with Epson Wifi projector and 120 inch screen for the ultimate theatre experience.
• First class kitchen (only just completed) with stone benchtops, with the stone being carried on floor to bench on the outer face of the kitchen, soft closing cupboard doors, stone splashback, quality NEFF appliances including twin ovens with retractable doors (slide and hide), 5 burner gas cooktop, integrated microwave and rangehood, dishwasher, fridge / freezer recess with plumbing (fridge/freezer negotiable), walk in pantry, feature overhead cupboards and wine rack , all finished with quality and modern fixtures and fittings
• Spacious living, meals and games room with LED lighting and feature recess ceiling, all surrounded by quality plantation blinds to all windows and sliding door to backyard

UPSTAIRS:
• Stylish master suite with extra length walk in robe (with inbuilt shelving) and quality twin sunblock blinds
• Resort styled ensuite with stylish full height tiling, extra- length shower (with glass screen), vanity and finished with a quality, high end specification on all fixtures and fittings
• Separate powder room for guests
• 2nd lounge / media room with stylish lighting, leading out to a tiled balcony with parkland views

THROUGHOUT:
• Nothing but the finest of fixtures and fittings throughout with no expense spared on floorcoverings, window treatments, feature doors and lighting
• Full reverse cycle air-conditioning through out
• High ceilings throughout
• Skirting boards and window sills throughout
• Home security system including 6 camera CCTV system

OUTDOORS
• Extra-large entertaining area overlooking an easy care backyard with synthetic lawn and poured liquid limestone paving
• Fully fenced below ground pool with feature decking and lighting
• 2 x outdoor lock up sheds
• Double lockup garage with extra height for 4x4 with internal access to foyer area as well roller door access to backyard
• 268m2 internal living with an overall area 331m2
• Built approx. 2006 with full renovations completed 2020
• Block size 611m2

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