

Sold



18 Mallina Circuit, Carramar



## IMMACULATE FAMILY HOME IN A GREAT LOCATION

Andrew and Liselle from Team Thompson have the pleasure in presenting 18 MALLINA CIRCUIT CARRAMAR

Well presented 4 bedroom, 2 bathroom family home with separate lounge/media room plus expansive open plan living

Extra large backyard set on a 629m2 block with potential side access

Located in a quiet street and close to all amenities please call to view anytime

Manicured street appeal and set in a quiet location

Feature front door entry with security screen

Spacious master bedroom with extra large WIR, feature lighting and ceiling fan

Renovated ensuite with full height tiling, shower (with glass screen) and heat lamp

Bedrooms 2, 3 and 4 are all good size and include robes (with doors)

2nd bathroom with bath and shower (with glass screen) and heat lamp

4 bedrooms 2 bathrooms 2 car spaces

Price	SOLD
Property Type	Residential
Property ID	17071

### 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

Formal lounge / dining or separate media room

Impressive kitchen with wall mounted stainless oven with separate grill, rangehood, gas hotplate, dishwasher, feature tiled splashbacks, microwave recess, fridge/freezer recess, separate utility bench and cupboards, corner pantry and all with plenty of bench / cupboard space

Spacious open plan meals, family and gamesroom with commanding views to outdoors

Storage cupboard to hallway

Immaculate presentation throughout including floorcoverings, skirtingboards, window treatments, window sills, feature doors and lighting

Ducted evaporative air-conditioning through out

Feature skylights through out

Extra large outdoor entertaining area with an extensive pitched patio and paving, all with tonnes of room for the kids to play

Outdoor shed

Double carport with drive thru access to backyard

Built 1996

Block size...629m2

*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.*