







SIMPLY THE BEST

Andrew and Liselle from Team Thompson have the pleasure in presenting 5 CALITA PASS CARRAMAR

A quality built family home with the finest of fixtures and fittings throughout, all with commanding views over the sensational pool area

With an extra high/wide double garage plus a separate single garage/workshop with own driveway

Situated amongst quality homes this sensational family home is simply the best

Features include…

- *Quiet location set amongst quality homes*
- *Modern street appeal with a fully enclosed frontyard, easycare synthetic lawn area for kids to play and twin driveways with poured liquid limestone paving*
- *Stunning portico entrance with feature double door entry*
- *Grand foyer area*

4 2 3 647m2

Price	SOLD
Property Type	Residential
Property ID	24747
Land Area	647 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

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- *Spacious master bedroom with separate his and her's W.I.R. with built in cupboards and shelving plus sliding door access to your own courtyard*
- *1st class ensuite with full height tiling, shower (with glass door screen), twin vanities, extra deep spa bath and separate toilet, all with the finest of fixtures and fittings throughout and with plenty of room to move*
- *Bedrooms 2, 3 and 4 are all extra large in size with ample robe space, 3 separate power points and tv point*
- *Quality 2nd bathroom with full height tiling, extra deep bath, shower (with glass door screen) full length mirror and nothing but the finest of fixtures and fittings throughout*
- *Extra large study/ home office or 5th bedroom if required*
- *Enclosed home cinema with ample room for the whole family*
- *Superb kitchen with stone benchtops, soft closing cupboard doors, brand new 900ml freestanding oven, gas hotplates, rangehood, dishwasher, overhead cupboards, glass splashbacks, fridge / freezer recess and microwave recess...all in all a true statement in quality!*
- *Extra large meals and living rooms with outstanding full length window views to outdoors*
- *Well appointed laundry with inbuilt bench and cupboards*
- *High ceilings throughout*
- *Nothing but the finest of fixtures and fittings throughout including skirtingboards, feature cornices, window sills, quality window treatments, stylish feature doors and superb lighting...all in all the finish you would expect from a master builder*
- *Passive solar design with insulation to both the roof space as well as the cavities in the walls*
- *Fully ducted reverse cycle air-conditioning*
- *Deluxe outdoor alfresco entertaining area with inbuilt remote controlled café blinds, feature garden beds overlooking a glass fenced solar heated concrete below ground pool with water feature and surrounded by poured liquid limestone paving*
- *Easy care low maintenance gardens*
- *Outdoor shed*
- *Separate single lock up garage/workshop with inbuilt sink with hot and cold running water, fully powered with ample power points and door access to the frontyard and roller door access to the backyard*
- *Extra high double lockup garage internal access to foyer and door access to the backyard*
- *Built in 2009 by Highgrove Home*
- *Block size: 647m2*

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