

Sold



31 Houghton Drive, Carramar



## SO MUCH LOVE AND ATTENTION

Andrew and Liselle from Team Thompson have the pleasure in presenting 31 HOUGHTON DRIVE CARRAMAR

So much love and attention has been expressed in this 4 x 2 family home with the current owner being a very impressive landscape designer

An extra wide frontage gives you ample room to fit the boat/caravan or trailer

Within walking distance to Carramar Primary School, Carramar Shopping Village and all local amenities

You will not be disappointed with this character filled home

Please call to view

Extra wide driveway with double gated access for the boat/caravan/trailer or workshop

Feature front door entry with security screen

Spacious master bedroom with WIR, ceiling fan and all new carpets

4 2 2 626 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24824
<b>Land Area</b>	626 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 renovated ensuite with corner bath, shower with screen and modern fixtures and fittings

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

Extra large 2nd bathroom with bath and shower with glass screen

Formal lounge / Media room with ceiling fan and new carpets

Renovated modern kitchen with stone benchtops, stainless steel wall oven with separate grill, gas hotplate, rangehood, stylish splashbacks, dishwasher, fridge/freezer recess, microwave recess and all with plenty of bench / cupboard space

Open plan meals and living area with feature rafter high ceilings, inbuilt stonewall gas fireplace and all with commanding views to outdoors

Evaporative air-conditioning throughout

Modern presentation throughout

Sensational outdoor entertaining area designed to perfection with feature decked area and separate daybed surrounded by immaculate gardens and easycare synthetic grass

Separate glass fenced enclosed spa area with water feature, travertine paving and synthetic grass

Outdoor shed

Extra wide block with space to park the boat, caravan or trailer or to build a workshop/shed if required

Double lock up carport with internal access to kitchen

Built 1996

Block size: 626m<sup>2</sup>

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