

40 Innesvale Way, Carramar







HOME OPEN THURSDAY 25TH FEB….6.00PM – 6.30PM

Andrew and Liselle from Team Thompson have the pleasure in presenting 40 INNESVALE WAY CARRAMAR

An extra-large family home with a fantastic outdoor entertaining area plus below ground pool, all situated on a 678m2 block with a true 3 car garage

Within walking distance to all the local amenities including Carramar Primary School, Carramar shopping Village and local parklands

Fresh, clean and ready to move into now! Please call to view anytime

Extra-large 678m2 block with a true 3 car garage

Grand frontage with manicured gardens and ample parking space

Feature portico double door entrance with security screens leading into separate foyer area with high ceilings and feature tiling

Huge master bedroom with split system reverse cycle air-conditioning, ceiling fan and a fully fitted WIR with inbuilt shelving

Spacious ensuite with spa bath, shower with glass screen, full height tiling,

4 2 3 678m2

Price	SOLD
Property Type	Residential
Property ID	25143
Land Area	678 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

full length mirror and separate WC

Bedrooms 2, 3 and 4 are all double sized with split system reverse cycle air-conditioning to beds 2 and 3, ceiling fans and built-in robes to all bedrooms

Superb 2nd bathroom with bath, shower with glass screen, extra-large vanity and full length mirror

Study with built in desk and cupboards plus ceiling fan

Formal lounge or separate media room

Formal dining

Extra-large kitchen with fridge / freezer recess, rangehood, recently installed oven and gas hotplates, tiled splashbacks, dishwasher and more cupboards than you'll ever know what to do with (most with handy extras for specific appliances)

Separate meals and living areas with feature recessed ceiling and skylight as well as reverse cycle air-conditioning (Ceiling cassette)

Enclosed home theatre with French doors

Laundry with built in benchtop and loads of cupboards

Extra storage cupboard to hallway

Skirting boards and timber windowsills throughout

Quality fixtures and fittings throughout the home including window treatments, doors and lighting

Security screens to all sliding doors and windows

All year outdoor entertaining patio area with fully lined ceilings, inbuilt feature walls and built in BBQ with bench and cupboards

Separate full length verandah to the back of the home

Fully fenced below ground pool (New liner installed recently)

Separate lawn area for kids to play

A true 3 car enclosed garage with an inbuilt wall and security door separating the two sections

Internal door access to kitchen plus roller door access to backyard

Built in 2003

Located just a short stroll to the Carramar Primary School, Carramar Shopping Village and local parklands

Block size: 678m^2

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