

Sold



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 bedrooms 2 bathrooms 3 car garage 678 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25143
<b>Land Area</b>	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 2<sup>nd</sup> 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<sup>2</sup>

*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.*