

17 Rocklands Loop, Carramar







UNDER OFFER BY TEAM THOMPSON

Andrew and Liselle from Team Thompson have the pleasure in presenting 17 ROCKLANDS LOOP CARRAMAR

This perfect family home comes complete with 4 bedrooms, 2 bathrooms, separate enclosed TV / media room and an open plan meals and living area, all with a stylish décor and finish throughout

With a well designed, extra wide frontage with an enclosed front yard (with easycare synthetic lawn) as well as side access to an extra-large lawn area ideal for a children's play area or for extra parking for the trailer/camper van

Last but not least, a feature decked outdoor alfresco entertaining area overlooking a fully fenced below ground pool and gardens

With so many extra's in this modern family home including but not limited to full reverse cycle air-conditioning, solar panels and intercom security

Please call to view this perfect family home

4 2 2

Price	SOLD
Property Type	Residential
Property ID	28404

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

Xceed Real Estate - Sales
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XCEED REAL ESTATE

Impressive street appeal in a quiet location within walking distance to parklands

Poured concrete aggregate driveway

Secure enclosed front yard with feature wall and fencing, plus intercom security front gate entry

Security screen front door entry

Spacious master bedroom with wall mounted TV point, split system air-conditioning and ceiling fan, plus separate his and her’s walk in robes

Modern ensuite with floor to ceiling tiling, twin shower with glass screen, twin vanities and heat lamp

Bedrooms 2, 3 and 4 are all generous in size with inbuilt robes

Spacious and modern 2nd bathroom with floor to ceiling tiling, bath, shower and heat lamp

Separate enclosed lounge / media room to the front of the home

Stylish central kitchen with extra wide stone benchtop and cupboards, 900ml stainless steel freestanding oven and hotplates, glass splashbacks, rangehood, twin dishwasher and fridge recess

Open plan living and meals areas with sliding door access to outdoor alfresco, split system air-conditioning and ceiling fan

Well equipped laundry with floor to ceiling tiling and inbuilt bench and cupboard

Fully ducted reverse cycle air-conditioning through out

Intercom security system

4kw solar panels

Feature decked alfresco outdoor entertaining

Fully fenced solar heated below ground pool surrounded by feature walls and gardens

Separate synthetic lawn area for a children’s play area or room to park the trailer/camper

Double lockup garage with internal access to kitchen, plus roller door access to backyard and door access to front yard

Built approx 2009

Block size: 523m2

NB: CURRENTLY TENANTED AT $650 per week UNTIL FEB 2023, THOUGH THE TENANTS ARE LOOKING TO VACATE EARLY IF POSSIBLE

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