

Sold



3 Bardeen Pass, Carramar



HOME OPEN SUN 16TH APRIL....1.00PM – 1.30PM

Andrew and Liselle from Team Thompson have the pleasure in presenting 3 BARDEEN PASS CARRAMAR

Extra large and well presented 4 x 2 plus study/5th bedroom, activity, enclosed home theatre plus spacious open plan living areas

Step outside to pitched patio entertaining overlooking solar heated below ground pool

With solar panels, reverse cycle air-conditioning and a quality finish throughout

Set amongst quality homes in a sort after part of Carramar please contact us anytime for further details

Manicure frontage with a commanding elevation and feature fenced front yard and extra wide driveway

Feature UPVC double glazed front door entrance into separate foyer

Huge master bedroom with large his and her's walk thru robe

4 2 2

Price	SOLD
Property Type	Residential
Property ID	28695

#### 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

Extra spacious modern ensuite with shower (with glass screen), extra length bench/cupboard space and separate WC

Study/home office or 5th Bedroom

Bedrooms 2, 3 and 4 are all double in size with sliding door mirrored robes to beds 2 and 3 and WIR to bed 4

Renovated modern 2nd bathroom with stylish freestanding bath, walk in extra large shower (with glass screen) full height tiling with convenient separate powder room with full length bench and vanity and stylish fixtures and fittings

Separate enclosed home theatre/media room

Massive kitchen with new benchtops, electric wall oven, 4 burner gas hotplates, rangehood, dishwasher, fridge / freezer recess, glass splashbacks and all with heaps of cupboards and benchspace

Enormous open plan meals, living and games room commanding views to outdoors

Separate study/activity area located amongst minor bedrooms with convenient inbuilt storage cupboard

Storage cupboard to front hallway

Quality fixtures and fittings throughout including floorcoverings (brand new carpets), LED downlights, window treatments and skirtingboards

Zoned ducted reverse cycle air-conditioning

Heaps of TV points throughout

Well equipped laundry

5.5kw Solar panels (20 panels)

Extra spacious outdoor area with pitched patio all overlooking a fully fenced solar heated below ground pool

Separate easy care synthetic lawn area for the kids to play

Double lockup garage with internal access to kitchen as well as roller door access to backyard

Built in approx. 2007

Block size 603m2

*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.*