







Fabulous Family Sized Townhouse

3 2 3 257m2

Home Open Cancelled-Under Offer!
Welcome to this stunning 3-bedroom 2-bathroom family sized townhouse situated in a sought-after convenient location walking distance to Karrinyup Shopping Centre. This executive double storey residence has been fitted with quality fixtures and fittings throughout and boasts large bedrooms, high ceilings and elevated easterly views towards Lake Gwelup.

As you enter the property you are welcomed into a light and bright open plan kitchen/living and dining area with glass sliding doors opening onto the private courtyard. The chef's kitchen features 900mm stainless steel appliances, stone bench tops, ample storage and fridge recess with water facility.

The generous master bedroom is located downstairs to the front of the property boasting reverse cycle air conditioning, walk-in-robe and ensuite with his and hers basins.
Upstairs you will find 2 large Queen sized bedrooms featuring built in robes & a shared bathroom with a bath and separate shower. The large open plan living area opens onto a tiled balcony that boasts sweeping treetop views over Lake Gwelup. Adjoining the living area is a study or home office recess.

This stunning residence is conveniently located in a desirable pocket of Karrinyup secluded from the hustle and bustle of the new Karrinyup Shopping Centre but close enough to walk to the 300 places to eat, drink, shop and

Price	SOLD for $940,000
Property Type	Residential
Property ID	29067
Land Area	257 m2
Floor Area	234 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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play that Karrinyup has to offer! Close to all local amenities, Lake Gwelup Reserve, Karrinyup Primary School, St Marys Anglican Girls School, Carine Senior High School, Trigg Beach, Lake Karrinyup Country Club, public transport, the freeway and lots more!

For further details or to arrange a private inspection please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

FEATURES INCLUDE
• 3 King or Queen bedrooms
• 2 modern bathrooms
• Situated within a small complex of 3 townhouses
• Tiled open plan kitchen, living & dining
• Feature ceiling cornices
• 30 course ceiling height downstairs
• Ducted reverse cycle air-conditioning
• Feature Hamptons style staircase
• Upstairs living area with study nook
• Balcony with stunning treetop views towards Lake Gwelup
• Private alfresco area
• Low maintenance gardens
• Double garage with store area and remote controlled door
• Poured concrete pathways around the home

Approximate distance to;
• 600m- Karrinyup Shopping Centre
• 900m- Lake Gwelup
• 950m- Karrinyup Primary School
• 1.2km- Our Lady of Good Counsel School
• 2.6km- Hamersley Golf Course
• 2.7km- Lake Karrinyup Country Club
• 3.0km- St Marys Anglican Girls School
• 3.6km- Trigg Beach
• 3.8km- Carine Senior High School
• 3.6km- Clarko Reserve

Council Rates- $2,224.58 P/A
Water Rates- $ 1,562.22 P/A

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