







SOLD

4 2 3 620m2

Andrew and Liselle from Team Thompson have the pleasure in presenting 44 KIRKIMBIE STREET CARRAMAR

Absolutely no expense has been spared in this stunning fully renovated 4 bedroom, 2 bathroom plus triple garage family home with a quality finish both inside and outside

With all the separate living zones you will require plus sensational outdoor entertaining overlooking solar heated below ground pool

Set on a 620m2 corner block overlooking local parkland and withing walking distance to all amenities

Please contact us anytime for further information

• Stunning street appeal with boundary fence and secure gate leading to grand portico entrance
• Corner block location overlooking a child friendly, local park
• Feature double door entry with security screens
• Separate foyer area with extra high feature recess ceiling
• Sensational master suite with double feature French door entry, walk in robe with inbuilt cabinetry, ceiling fan and stylish plantation blinds

Price	SOLD for $855,000
Property Type	Residential
Property ID	29349
Land Area	620 m2

Agent Details

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

• Fully renovated ensuite with stylish tiling, stone benchtops, extra-large walk in twin shower (with glass screen), twin vanities and mirrors, separate WC and all finished with quality fixtures and fittings
• Bedrooms 2, 3 and 4 are double in size with inbuilt robes plus sliding door access to outdoors from Bed 2 and semi ensuite access to 2nd bathroom from bedroom 3
• Fully renovated 2nd bathroom with stylish tiling throughout, vanity, walk in shower with glass screen and bath
• Enclosed home theatre with feature double French door entry
• Renovated laundry area with ample bench and cupboard space
• Home office or activity area for the kids
• Enclosed separate games room with twin sliding door access to outdoors
• First class kitchen with 40mm stone benchtops, extensive cabinetry, stylish splashbacks, quality appliances including 900ml freestanding electric oven, 5 burner gas cooktop, rangehood, dishwasher, plumbed in fridge / freezer recess, separate utility bench and cupboards and all finished with quality fixtures and fittings
• Extra large open plan meals / dining with feature Illume skylight and sliding door access to outdoor entertaining area
• Nothing but the finest of fixtures and fittings throughout with no expense spared on flooring coverings, window treatments, feature doors, skirting-boards, lighting and finishing's…everything!
• Ducted reverse cycle air-conditioning throughout
• High ceilings throughout
• 6KW solar panels
• 6 camera home security system
• Additional 20m2 roof storage space above the garage
• Sensational outdoor entertaining area with feature walls and cedar lined roof, lighting and ceiling fans, all overlooking a glass fenced solar heated below ground pool
• Triple lockup garage with internal access to foyer area
• Extra secure parking for the trailer/camper van
• Gated side access to backyard
• Built approx 2004 with extensive renovations completed 2023
• Block size 620m2

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.