







UNDER OFFER BY TEAM THOMPSON

Andrew and Liselle from Team Thompson have the pleasure in presenting 16 CAMELOT GROVE CARRAMAR

A unique and spacious 4 x 2 family home that seamlessly blends modern living with low-maintenance outdoor entertaining.
An extra wide/length frontage that can be transformed to fit the trailer/caravan or boat.
Set in a quiet, child friendly location of Carramar conveniently located within walking distance to all local amenities and the prestigious Carramar Golf Course.
Please contact us anytime for further information.

The property features an extra wide frontage with manicured gardens and lawn area with potential to park the boat/caravan or trailer if required as well as a secure and private portico entrance with security screen front door to separate foyer.
The King sized master bedroom with wall to wall triple mirrored sliding door robe, separate extra walk in robe and ceiling fan
Ensuite with shower (with walk in access) and vanity
Bedroom 2 is double in size and could be used as a study if required
Bedroom 3 is queen in size with double sliding door inbuilt robe
Bedroom 4 is queen in size with triple sliding door robe with inbuilt study desk
Spacious bathroom 2 with shower with glass screen, bath and full length

4 2 2

Price	SOLD for $670,000
Property Type	Residential
Property ID	29637

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

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XCEED REAL ESTATE

vanity
Separate formal lounge / dining or media room / study with ceiling fan
Central kitchen with stainless steel appliances including near new oven, 6 burner gas hotplate, rangehood, fridge recess, feature overhead cupboards, corner pantry, breakfast bar and all with ample bench and cupboard space.
Spacious open plan meals and family room with commanding views to outdoors, plus split system reverse cycle air-conditioning and ceiling fan
Fully ducted evaporative air-conditioning through out
Fully ducted gas heating through out
Well appointed laundry with inbuilt cupboard
Tinted windows to help reduce the heat
Security mesh to all front windows plus security screens to sliding doors to backyard
Pitched patio outdoor entertaining overlooking beautiful, manicured gardens and feature limestone garden beds
Extensive paving areas through out
Sheltered lean to patio to side of the home
Gated side access to backyard
Irrigation system (automated/programable)
Double lock up garage
Built 1995
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.