







UNDER OFFER BY TEAM THOMPSON

4 2 2 611m2

Andew and Liselle from Team Thompson have the pleasure in presenting 5 KYBY PLACE CARRAMAR

This immaculate and stylish 4 x 2 with study, activity, home theatre, separate games, full reverse cycle air conditioning and nothing but the finest of fixtures and fittings throughout

An extra large family home with a whopping 268m2 of internal living space plus extra length driveway for parking the boat/caravan or trailer, all on a spacious 611m2 block

Set in a quiet cul de sac location with only 3 homes on the street and overlooking child friendly parklands, this meticulously maintained family home will make your dreams a reality

Features include....

• Quiet cul de sac location overlooking child friendly Litchfield Park
• Stylish portico entrance with double door entry and foyer area
• Grand master bedroom with parkland views and W.I.R. located off the ensuite
• Resort styled ensuite with shower (with screen) full length bench / mirror, twin vanities and separate toilet
• Bedrooms 2, 3 and 4 are all double in size with feature double door robes

Price	SOLD for $842,000
Property Type	Residential
Property ID	29662
Land Area	611 m2

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

• Superb 2nd bathroom with bath, shower (with screen), full length bench / mirrors with separate toilet/powder room
• Study / home office
• Activity room conveniently located near minor bedrooms
• Superb kitchen with plenty of overhead cupboards, 5 burner gas hotplate, S/S rangehood, S/S dishwasher, breakfast bar and tonnes of bench and cupboard space
• Extra large meals and living areas
• Awesome home theatre with recessed ceiling and feature lighting
• Separate games with feature double French doors, recessed ceiling, built in bar / shelving and separate sliding door access to outdoors
• Well equipped laundry conveniently located off the kitchen
• High ceilings throughout
• Daikin fully zoned reverse cycle air-conditioning
• Nothing but the finest of fixtures and fittings including quality doors, window treatments, lighting and decor
• Crimsafe security screens to all external doors and front windows
• Home security system
• Extensive outdoor entertaining area with full length outdoor alfresco (UMR) plus extra pitched patio surrounded by manicured easy care gardens and lawn area for the kids
• Power outlet to back garden for future spa if required
• Outdoor shed
• 5KW Solar Panels (24 Panels)
• Double lockup garage with internal access
• Extra length driveway with room to park the boat/caravan or trailer
• Fully reticulated with updated retic control system
• 268m2 of living with overall size of 330m2
• Built in 2006 by In Vogue Homes
• Block size...611m2

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.