

36C Francis Avenue, Karrinyup







Executive Lock & Leave

3 2 4 258m2

Light filled, beautifully presented 3-bedroom, 2-bathroom rear townhouse situated in sought after, super convenient Karrinyup. Boasting 2 separate living areas, spacious dining/meals, study, covered alfresco and balcony enjoying elevated inland views towards Lake Gwelup and the city this private residence is sure to impress!

The fully fitted chef's kitchen & dining area is situated at the heart of the home featuring quality stainless steel appliances, 900mm gas cooktop, 900mm under counter oven and ample stone-top bench space making meal preparation a breeze. Step through to the open plan living area which seamlessly integrates with the outdoor alfresco - ideal for entertaining.

Upstairs you will find a spacious open plan family/tv room with adjoining study and sliding door access onto the balcony. The master bedroom features a walk-in robe and generous ensuite bathroom with twin basin vanity. The Queen-sized minor bedrooms incorporate built-in robes.

Conveniently located in central Karrinyup just a short few hundred metre stroll to the new Karrinyup Shopping Centre with over 300 places to eat, drink, shop & play! Surrounded by numerous other local amenities such as Lake Gwelup Reserve, Karrinyup Primary School, St Marys Anglican Girls School, Carine Senior High School, Trigg Beach, Lake Karrinyup Country Club, ample public transport and easy access to the freeway.

Price	SOLD for $1,040,000
Property Type	Residential
Property ID	30138
Land Area	258 m2
Floor Area	231 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
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XCEED REAL ESTATE

A fabulous private & secure, lock & leave lifestyle home!

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

Accommodation & Features;
• 3 generous sized bedrooms with walk-in or built in robes
• 2 bathrooms
• 3rd w/c-powder room on ground floor
• Study adjoining first floor living behind sliding doors
• Quality fixtures and fittings throughout
• White plantation shutters to majority of home
• High ceilings and tiles floor to ground floor
• Modern stone-top kitchen featuring dishwasher, 900mm gas hotplates and under counter oven
• Separate dining area adjoining kitchen
• Open plan living room
• Covered private alfresco area
• Upstairs family/TV room with balcony
• Separate laundry with built-in cupboards
• Ducted reverse cycle air conditioning
• Double garage with remote controlled door
• Low maintenance garden
• Poured concrete pathways around the home
• Solar power system
• Gas storage hot water system
• Alarm system and security screen doors
• Off street parking for 2 additional vehicles or boat/caravan

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
• 3.6km- Clarko Reserve
• 3.8km- Carine Senior High School

Council Rates- $2,321.19
Water Rates- $1,619.74

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