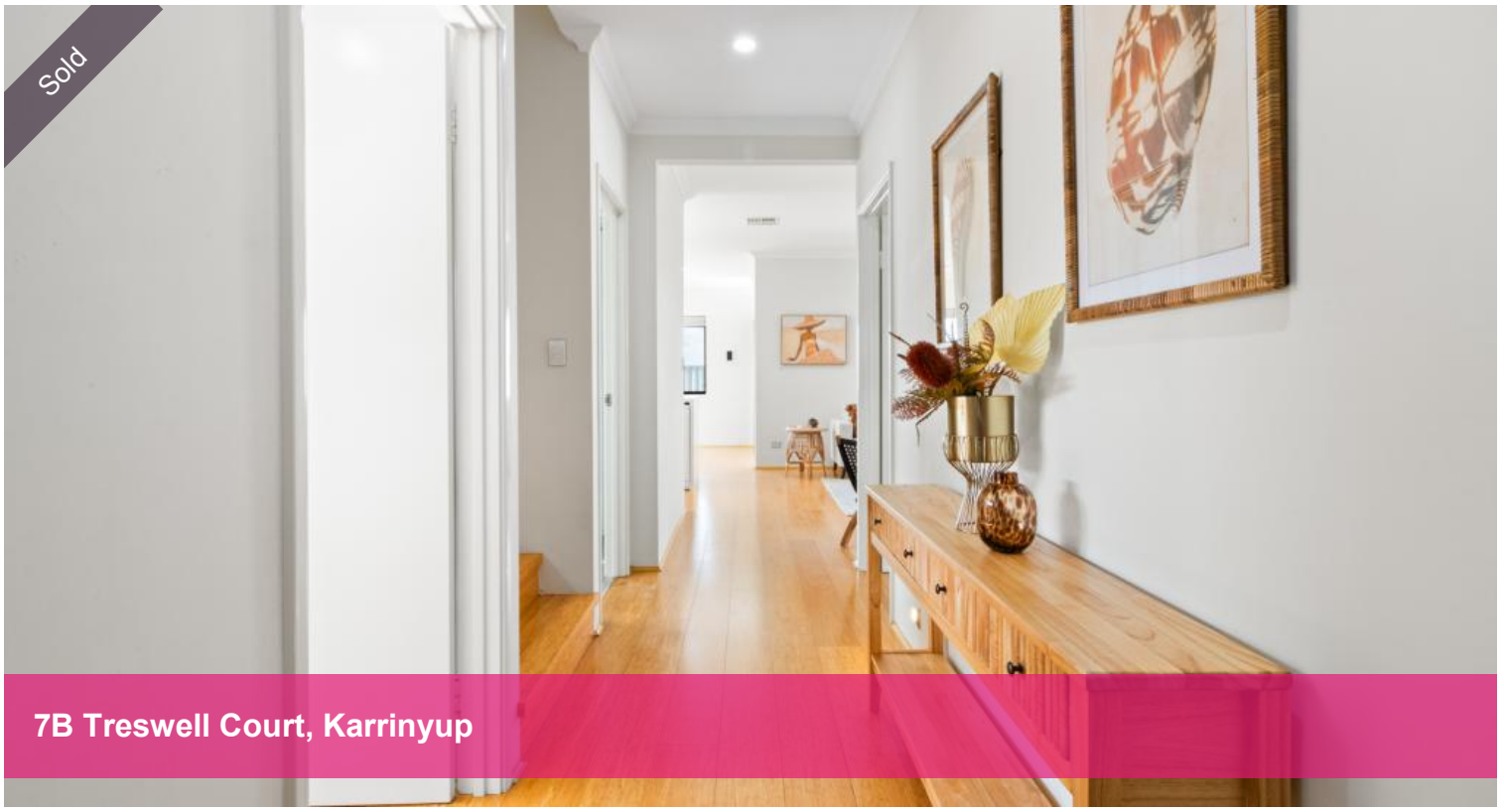


7B Treswell Court, Karrinyup







Elevated Elegance with Panoramic Lake Views

5 3 2 260m2

HOME OPEN CANCELLED, CONTACT AGENT FOR SIMILAR OPPORTUNITY

Set back from the road in a cul-de-sac, this impressive 5-bedroom, 3-bathroom two-storey residence offers exceptional privacy and a true "lock-up and leave" lifestyle - perfect for those who love worry-free getaways, like your Bali holidays, while still enjoying ample of space and comfort for your growing family.

Elevated to capture breathtaking views over Lake Gwelup, this stunning 2017-built presents a flexible floor plan and an unrivaled opportunity to enjoy an exceptional quality lifestyle in a highly sought-after location. Boasting an expansive 248sqm under roof, this home harmoniously blends space, luxury, and convenience.

Stepping through the front door, you are greeted by stunning bamboo flooring that flows seamlessly throughout the living areas. A row of recessed wall lights subtly illuminates the hallway, creating a sleek and sophisticated ambiance.

Step inside to discover an open-plan living, kitchen, and dining area flooded with natural light, seamlessly connecting to the alfresco, perfect for entertaining. A separate theatre room at the front of the home offers an additional retreat or office, while solid hardwood timber floors throughout the

Price	SOLD for $1,280,000
Property Type	Residential
Property ID	31441
Land Area	260 m2

Agent Details

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Office Details

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living zones provide warmth and sophistication.

Upstairs, four generously sized bedrooms are complemented by a versatile activity area or study, positioned perfectly to capture the tranquil inland views across Lake Gwelup. The bathrooms are a masterpiece of design, featuring custom marble basins, stone benchtops, and full-height tiling.

Features You Will Love:
• A northeast-facing courtyard that enhances the open-plan living with abundant natural light and a refreshing, airy ambiance
• Gourmet stone-top kitchen with waterfall island, double sink and bar tap, 900mm stainless steel Häfele oven & 5 burner gas cooktop, rangehood, dishwasher, double fridge recess with tap ready, and large breakfast bar
• Expansive open-plan living, dining, and kitchen, overlooking the alfresco
• Separate theatre room
• A generously sized downstairs bedroom, perfect for guests or easily convertible into a private home office
• King-sized master suite with walk-in robe and luxurious ensuite
• Ensuite with frameless shower, custom marble basin, stone vanity, full-height tiling, and premium fixtures
• Spacious activity area or study, ideal as s study nook or children's play space
• Main bathroom with full-height tiling, deep soaking bathtub, stone benchtop and custom marble basin.
• Additional bathroom downstairs with full-height tiling, shower, and toilet
• Built-in robes with full-height mirrored sliding doors in all other bedrooms
• High ceilings create a sense of openness and grandeur, enhance natural light and airflow, and contribute to a more spacious and inviting atmosphere
• Double roller blinds on most windows; sheer and block-out
• Alfresco entertaining under the main roof, overlooking easy-care gardens
• Double remote garage with shopper's entrance and dedicated workshop/storage area
• Ducted reverse-cycle air conditioning & security alarm system
• LED downlights & bamboo flooring throughout
• Recessed wall lights along the hallway and stairs enhance both safety and ambiance while guiding navigation with a sleek, modern touch
• All upstairs bedrooms are carpeted for added comfort and warmth
• A seamless direct access from the laundry to the clothesline enhances convenience and efficiency for everyday tasks
• A convenient side access pedestrian gate provides easy entry to the courtyard
• Easy-care 412sqm survey strata (incl common area), rear block giving you extra peace and privacy
• Panoramic lake views from the rear bedrooms
• NO STRATA

Lifestyle You Will Live:
This exquisite property is ideally situated between the picturesque Lake Gwelup Reserve and the newly revitalized Karrinyup Shopping Centre precinct, offering unparalleled convenience and lifestyle. Just a short stroll from bus stops, the lush Karrinyup Recreation Reserve, and top-tier community sporting and medical facilities, this location is perfect for families and professionals alike.

Karrinyup Primary School, the prestigious Lake Karrinyup Country Club, the exciting Hamersley Public Golf Course revamp, Carine Senior High School, St Mary's Anglican Girls' School, and Our Lady of Good Counsel School are all within easy reach. For nature lovers, the surrounding majestic bushland provides a serene escape, while glorious swimming beaches, including Trigg and Scarborough, are only moments away.

Enjoy a vibrant local scene with a wide selection of cafes and restaurants nearby, and with the Mitchell freeway and Stirling Train Station just minutes away, this location offers exceptional accessibility. This is truly a rare and exceptional spot- an enviable position that promises a lifestyle of comfort and convenience.

Distances (appox):
190m Nearest Bus Stop
200m Karrinyup Recreation Reserve
250m Karrinyup Shopping Centre
500m Lake Gwelup
2km Centuria Gwelup
3.4km Lake Karrinyup Country Club
3.6km Hamersley Public Golf Course
3.4km Trigg Beach
3.7km Scarborough Esplanade
7.1km Stirling Train Station
12km Perth CBD

School Catchment (approx):
750m Our Lady of Good Counsel School - Catholic
1.7km Karrinyup Primary School
2.7km St.Mary's Anglican Girls School
3.8km Carine Senior High School

Details:
Council rates: $2402.80 per year
Water rates: $1,663.98 per year
Strata: NIL

This premium lock-and-leave residence offers the ideal combination of tranquility and convenience. Properties of this quality in such a sought-after location are highly coveted - act quickly to secure your private viewing. Contact Janet Yeap today for more details or to arrange an inspection.

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

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.