

8A Burroughs Road, Karrinyup







Space, Privacy & Convenience!

Under Offer! Home Open Cancelled.

Tucked away in a peaceful and private setting, this delightful light filled two storey family home offers an easy care lock and leave lifestyle in an ultra convenient pocket at the quiet end of Burroughs Road.

Positioned on a low maintenance rear lot with a gated driveway, the current owners of almost nine years have loved the friendly neighbourhood, the park directly across the road, and the home's generous, airy spaces. The floorplan effortlessly caters to everyday living, large family gatherings, and working from home, with a separate activity room/home office ideally located at the front entry.

The tiled open plan living zone incorporates a fully fitted stone top kitchen with ample bench space and a freestanding 900mm European gas cooktop/oven, a dining area, and a spacious family room that opens onto the north facing alfresco entertaining area. A stylish timber and steel staircase adds architectural interest to the bright heart of the home.

Upstairs also features high ceilings, three generously sized bedrooms—all with walk in robes and ceiling fans—a family bathroom with full size bath, separate shower and separate WC, a walk in linen cupboard, and a spacious ensuite to the master bedroom.

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Price	SOLD for $1,425,000
Property Type	Residential
Property ID	32828
Floor Area	220 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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XCEED REAL ESTATE

Beautifully presented and exceptionally practical, this fabulous home will appeal to couples, families, downsizers and investors alike.

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

Accommodation & Features
• Entry foyer with double front doors and feature timber & steel staircase
• Spacious, light filled tiled open plan living room with sliding doors to rear alfresco
• Separate activity/theatre room or home office with double timber and glass doors
• Fully fitted kitchen with stone benchtops, 900mm freestanding stainless steel Italian (Indesit) gas cooktop & oven, 900mm exhaust hood, dishwasher and double bowl sink with quality tapware
• High ceilings throughout most of the home
• Ducted reverse cycle air conditioning
• Double garage with auto door, direct access to kitchen for easy shopping drop off and rear roller door access to courtyard—ideal for practical access when entertaining
• North facing private alfresco courtyard with fold out roller blind
• Paved driveway with steel front gates—perfect for kids to play safely and ride scooters
• Separate laundry with built in cabinetry and external access
• Powder room (third W/C)
• First floor walk in linen cupboard
• Ceiling fans to all bedrooms
• Walk in robes to all bedrooms
• Alarm system
• Parkland and playground directly across the road (Burroughs/Pascoe Reserve)
• Easy access to schools, public transport, and local amenities
• Only 8 minutes' walk to WA's premier retail and dining precinct - Karrinyup Shopping Centre
• Close to the Mitchell Freeway and Reid Highway entries

Location Highlights
• 600m – Karrinyup Shopping Centre
• 600m – Karrinyup Primary School
• 1.3km – Our Lady of Good Counsel School
• 2.0km – Hamersley Golf Course
• 2.4km – Lake Karrinyup Country Club
• 2.5km – St Mary's Anglican Girls' School
• 3.4km – Trigg Beach
• 3.8km – Carine Senior High School

Sellers' “What We Love”
• Friendly and supportive neighbours
• Park across the road, with regular catch ups with neighbours
• Walking distance to the shops, but far enough away to avoid traffic noise
• Close to freeway and Reid Highway access
• Close to the beach with refreshing sea breezes through the home
• Lovely natural light throughout
• Dual access garage creates fantastic flow for large gatherings

• Gated driveway keeps kids safe while playing outside
• Safe and secure—no issues with safety or break ins
• Excellent flow and open plan layout that keeps the family connected

• Council Rates: $2,438 p/a
• Water Rates: $1,645 p/a

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