

Just Listed



## SPACIOUS FAMILY HOME ON A QUIET STREET NOT FAR FROM THE SCHOOL!!

Perfectly located on a quiet street and only a short walk to Carramar primary school you'll find this incredible 4 bedroom, 2 bathroom family home.

Combining an enormous master bedroom, 3 separate living areas plus a games room and a sprawling backyard perfect for the kids to run around. This home truly offers all the space a growing family could ever need.

PLUS... a fresh coat of paint, all new lighting, brand new carpets and freshly rejuvenated Jarrah timber floors means you can simply move in and kick up your feet!

### FEATURES YOU WILL LOVE:

- The large master bedroom includes a walk-in robe and private ensuite
- Three generous double sized bedrooms
- Separate formal lounge or dining room with beautifully rejuvenated Jarrah timber flooring
- Spacious open plan kitchen, living and dining area
- Towards the back of the house you will find an additional area that is perfect for a study or games room
- Well-appointed kitchen with ample under bench cabinetry, large fridge recess, five-burner gas cooktop, wall oven and breakfast bar
- Classic timber French doors leading you to your very own private bar room featuring a built-in bar with a timber bench top and freshly vanished Jarrah

🛏 4 🚿 2 🚗 2 📏 604 m2

|                      |                        |
|----------------------|------------------------|
| <b>Price</b>         | Offers Above \$949,000 |
| <b>Property Type</b> | Residential            |
| <b>Property ID</b>   | 33394                  |
| <b>Land Area</b>     | 604 m2                 |
| <b>Floor Area</b>    | 230 m2                 |

### Agent Details

Ryan Joseph - 0400 006 693

### Office Details

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**XCEED**   
REAL ESTATE

timber flooring

- Large undercover alfresco with built-in lighting and ventilation fan ready to go for a barbeque set up
- Expansive paved entertaining area with low-maintenance gardens
- Internal walls freshly painted throughout
- Brand new carpets to all bedrooms
- Freshly rejuvenated Jarrah timber floors
- New LED lighting throughout
- Evaporative ducted air conditioning
- Security screens to front and rear doors
- Reticulation to front and rear gardens

EXTRAS:

- Powered garden shed
- Double car garage
- Gas hot water system
- Gas bayonet in the main living area
- NBN Fibre to the Premise (FTTP)
- Power point in the back garden, perfect if you want to add a spa
- Built 2003
- Block 604m<sup>2</sup>
- House 230m<sup>2</sup>

LOCATION (approximately):

- 3min to Carramar Primary School
- 3min to Tapping Primary School
- 3min to Goodstart Early Learning
- 230m to Allanbi Park
- 3min to Tandara Park
- 3min to local shopping centre with Woolworths, Cafes and Restaurants
- 2min to The Duke Bar and Bistro
- 4min to Carramar Golf Course Estate
- 9min to Lakeside Joondalup Shopping Centre
- 12min to Bunnings Joondalup

*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.*