







A Private Sanctuary with Space, Comfort & a Touch of Style!

4 2 2 335m2

Tucked privately away from the street, this beautifully refreshed double-storey residence is a delightful surprise waiting to be discovered. Peaceful, private and wonderfully practical, this solid family home offers the perfect balance of space, comfort and low-maintenance living in one of South of Karrinyup's most sought-after pockets.

Set within an intimate group of just four residences, with no strata fees, this is a home that will appeal to growing families, busy professionals and even downsizers who still appreciate having that little bit of extra space without the endless upkeep.

Whether you're a growing family looking for room to spread out, a professional couple wanting space to entertain, or a downsizer who isn't quite ready to compromise on comfort, this home offers a wonderful opportunity to enjoy the best of both worlds.

What we love is there is space to park a caravan or boat and still be able to get in and out of the double garage. We found this so hard to do find when it came to easy care strata properties. Its a real bonus!

Space when you need it. Privacy when you want it. And very little maintenance in between.

Step inside and you'll immediately feel the warmth and comfort of this inviting

Price	Offers from $1.45mil
Property Type	Residential
Property ID	33922
Land Area	335 m2

Inspection Times

Sat 07 Nov, 10:00 AM - 10:30 AM

Agent Details

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Office Details

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home. At its heart is a beautifully renovated Hamptons-inspired kitchen, where timeless style meets everyday functionality. Think generous cabinetry, a spacious pantry, concrete-look benchtops, integrated dishwasher and sleek stainless steel appliances. Whether you're preparing a quick weekday dinner or entertaining friends over the weekend, this is a kitchen designed to make life that little bit easier.

The open-plan kitchen, dining and living area flows effortlessly onto the rear alfresco, where a wonderfully private garden sanctuary awaits. Framed by established greenery, this tranquil outdoor space feels a world away from the hustle and bustle. There's room to entertain and BBQ, enjoy a quiet morning coffee, or simply put your feet up with a glass of wine after a long day. And for the golf enthusiasts, there's even a little putting green to practise your short game. How good is that?

What we particularly love about this home is its clever and versatile floor plan.

With a generously sized bedroom and newly renovated semi-ensuite bathroom on the ground floor, there's flexibility for multigenerational living, visiting guests or those who simply prefer to avoid the stairs. It's a thoughtful feature that makes this home equally appealing for families with elderly parents or those planning ahead for the future.

Upstairs, you'll discover three further bedrooms, including a second bedroom complete with a walk-in robe. The remaining two bedrooms are generously proportioned with built-in robes, while an additional upstairs living space offers the flexibility of a children's retreat, study nook or cosy family lounge. Everyone gets a little space to call their own. And there is a common bathroom with a separate shower, bath and toilet.

And the beauty of it all? The gardens are wonderfully easy to maintain, leaving you more time to enjoy the things you love rather than spending your weekends mowing lawns and tending to endless garden beds.

With Karrinyup's shopping, schools, transport connections and everyday conveniences close at hand, this is a home that makes practical family living feel effortless.

Features
• Total lot size of 334sqm and living size 176sqm
• Part of an exclusive group of four double-storey homes, with no strata fees
• Four generously sized bedrooms and three bathrooms, including a downstairs semi-ensuite
• Spacious open-plan kitchen, dining and living area with seamless outdoor connection
• Beautiful engineered floorboards throughout the main living areas
• Newly installed carpets in the bedrooms
• Stylish new white wide blade Venetian blinds in the open living area
• Flyscreen thorughout with front door security screen
• Evaporative throughtout with reverse-cycle AC units & ceiling fans to the master bedroom and living area
• Generous storage, including an under-stair storeroom
• Brand-new Hamptons-inspired kitchen with abundant cabinetry

• Stylish concrete-look benchtops and generous pantry storage
• Integrated dishwasher for a clean, seamless finish
• 900mm stainless steel cooktop, built-in convection oven and microwave
• Stainless steel rangehood and wide, deep kitchen sink
• Spacious adjoining laundry with direct outdoor access
• Generously proportioned ground-floor master ensuite bedroom, ideal for elderly parents
• Newly renovated downstairs ensuite with step-in shower, frameless shower glass, black tapwares and fittings, stone benchtop, full-height wall tiles, touch screen LED vaity mirrors and a separate powder room
• Three additional upstairs bedrooms with built-in robes and seond bedroom with walk-in-robes
• A common bathroom with shower, bath and separate WC
• Versatile upstairs retreat, perfect as a study, playroom or second living space
• New composite decking beneath a new colorbond patio
• Easy-care, reticulated gardens.
• Your very own backyard putting green
• Convenient pedestrian side gate with access to the courtyard
• Remote-controlled double garage with shopper's entry
• NBN - fibre to node
• Additional parking space for a third car, boat, caravan

A Lifestyle That's Hard to Resist
This low-maintenance residence enjoys an added sense of peace and seclusion, with lovely inland views from the upstairs bedrooms.

And when it comes to location, it's hard to beat! Just a short walk to the vibrant Karrinyup Shopping Centre precinct, you'll be spoilt for choice with an exciting selection of cafes, restaurants, shopping and entertainment right on your doorstep. Whether it's your morning coffee, a leisurely weekend brunch or a little retail therapy, everything is wonderfully convenient.

For those who love the outdoors, the beautiful Lake Gwelup Reserve is nearby, offering scenic walking trails, established bushland and a peaceful escape into nature. Golf enthusiasts will appreciate the proximity to the prestigious Lake Karrinyup Country Club and the revitalised Hamersley Public Golf Course. And when the sun is shining, the glorious beaches of Trigg and Scarborough are only a short drive away.

Families are equally well catered for, with Newborough Primary School, Carine Senior High School, St Mary's Anglican Girls' School and Our Lady of Good Counsel School all within easy reach, along with excellent sporting and medical facilities.

Commuting is a breeze too, with nearby bus stops, convenient access to Mitchell Freeway and Stirling Train Station connecting you effortlessly to the Perth CBD and beyond.

It's the kind of location where you can enjoy the best of both worlds - the tranquillity of a private retreat, yet with everything you need just moments from home.

Whether you're raising a family, downsizing without compromising on

lifestyle, or simply looking for a home that gives you more time to enjoy life, 8B Worner Crescent is certainly worth a closer look.

DISTANCES (approx):
• 100m Huntriss Norman Reserve Park
• 200m Local bus stop
• 500m Lake Gwelup Rerseve
• 500m Newborough Primary School
• 950m Our Lady of Good Counsel School (Catholic)
• 1km Karrinyup Shopping Centre
• 3km St.Mary's Anglican Girls School
• 3km Hamersley Public Golf Course
• 3.6km Scarborough Esplanade
• 3.9km Lake Karrinyup Country Club
• 3.9km Trigg Beach
• 11.9km Perth CBD

OUTGOINGS:
Council Rates: $2,712 PA
Water Rates: $1,766.23 PA (FY 25/26)

Come and discover what makes this home so special. We look forward to welcoming you through.

Contact Janet Yeap on 0452 018 118 or email janet@xceedre.com.au 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.

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