







A Beautiful Outlook on Life

Privately tucked away from the cul-de-sac street, this beautifully appointed double-storey residence offers a contemporary sanctuary where space, comfort and low-maintenance luxury come together effortlessly. Built in 2017 and thoughtfully designed for modern family living, this solid four-bedroom, three-bathroom home is perfect for those who appreciate the finer things in life, with the freedom to enjoy a true lock-up-and-leave lifestyle without the demands of endless home maintenance.

Elevated in the rear to capture picturesque views across Lake Gwelup and glimpse of Perth city, this impressive residence enjoys a wonderful sense of peace and privacy, complemented by a flexible floor plan that effortlessly accommodates growing families, busy professionals and those seeking the freedom of a true lock-up-and-leave lifestyle.

From the moment you step inside, there's an immediate sense of warmth and understated sophistication. Beautiful bamboo flooring flows through the main living areas, while high ceilings and carefully positioned recessed wall lighting create an inviting atmosphere with a contemporary edge.

At the heart of the home is a generous open-plan kitchen, dining and living area, bathed in natural light and seamlessly connected to the northeast-facing courtyard and undercover alfresco. Whether it's a leisurely Sunday breakfast, an intimate dinner with friends or a relaxed afternoon entertaining family, this is a home designed to make everyday living feel special.

4 3 2 260m2

Price	Offers from $1,490,000
Property Type	Residential
Property ID	33927
Land Area	260 m2

Inspection Times

Sat 07 Nov, 1:30 PM - 2:00 PM

Agent Details

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Office Details

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XCEED REAL ESTATE

The beautifully appointed gourmet kitchen is both stylish and practical, featuring stone benchtops, a waterfall island, quality Hafele appliances, a five-burner gas cooktop and a generous breakfast bar. With plenty of preparation space and storage, it's a kitchen that will delight home cooks and entertainers alike.

For those who appreciate having room to retreat, a separate theatre room provides the perfect setting for movie nights, a quiet lounge or even a dedicated home office. A generously proportioned bedroom and full bathroom on the ground floor offer wonderful flexibility for visiting guests, extended family or multigenerational living.

Upstairs, the accommodation is equally impressive. The king-sized master suite provides a peaceful retreat, complete with a walk-in wardrobe and a beautifully finished ensuite featuring a custom marble basin, stone vanity, frameless shower and full-height tiling.

The additional bedrooms are generously sized, with mirrored built-in wardrobes and plush carpeting for comfort. A versatile upstairs activity area or study creates another valuable living zone, whether it's a children's retreat, homework station or a quiet corner to work from home.

The bathrooms are particularly noteworthy, with their elegant stone finishes, custom marble basins and full-height tiling adding a touch of everyday indulgence.

And then there's the outdoor setting. The undercover alfresco offers a lovely place to unwind, overlooking easy-care gardens and enjoying elevated views towards Lake Gwelup. Imagine coming home after a busy day, settling in with a glass of wine and watching the changing colours of the evening sky over the tranquil landscape.

With no strata fees, minimal garden maintenance and a wonderfully private rear position, this is a home that gives you more time to enjoy the things that truly matter.

THE FEATURES
• Total living size of 177sqm
• Spacious open-plan kitchen, dining and living area with seamless alfresco connection
• Northeast-facing courtyard welcoming beautiful natural light
• Separate theatre room, ideal as a second lounge or home office
• High ceilings enhancing the sense of space and openness
• Beautiful bamboo flooring throughout the main living areas
• Recessed step light along the hallway and staircase
• Under-main-roof alfresco overlooking easy-care gardens, and views over Gwelup
• Stone benchtops with a stylish waterfall island
• 900mm stainless steel Hafele oven and five-burner gas cooktop
• Stainless steel rangehood and dishwasher
• Double sink with bar tap
• Double fridge recess with plumbing provision
• Generous breakfast bar and ample cabinetry

• Four generously sized bedrooms
• King-sized master retreat with walk-in wardrobe and luxurious ensuite
• Master ensuite featuring frameless shower, custom marble basin, stone vanity and full-height tiling
• Main bathroom with deep soaking bathtub, stone benchtop, custom marble basin and full-height tiling
• Third bathroom downstairs with full-height tiling, shower and toilet
• Mirrored built-in wardrobes to secondary bedrooms
• Soft carpeting to upstairs bedrooms
• Versatile upstairs activity area, children's retreat or study nook
• Ducted reverse-cycle air conditioning, zone control
• LED downlights throughout
• Fly screen, double roller blinds, including sheer and block-out options, to most windows
• Double remote-controlled garage with shopper's entrance
• Dedicated workshop and storage area within the garage
•Laundry with direct access to the outdoor clothesline
• Convenient pedestrian side gate to the courtyard
• Easy-care 310sqm survey-strata allotment, including common area
• Privately positioned rear residence
• NO STRATA FEES

THE LIFESTYLE
Positioned between the natural beauty of Lake Gwelup Reserve and the vibrant Karrinyup Shopping Centre precinct, this is a location that truly delivers the best of both worlds.

Start your mornings with a peaceful walk through the beautiful bushland trails of Lake Gwelup, enjoy a leisurely coffee at one of the nearby cafés or spend your weekends exploring the fabulous shopping, dining and entertainment options at Karrinyup Shopping Centre.

For families, the convenience is equally appealing. Karrinyup Primary School, Carine Senior High School, Our Lady of Good Counsel School and St Mary's Anglican Girls' School are all within easy reach, along with local parks, sporting facilities and recreational reserves.

Golf enthusiasts will appreciate the proximity to the prestigious Lake Karrinyup Country Club and Hamersley Public Golf Course, while beach lovers are just a short drive from the sparkling waters of Trigg and Scarborough.

With convenient access to public transport, Stirling Train Station and the Mitchell Freeway, commuting to the Perth CBD and beyond is refreshingly straightforward.

Here, you can enjoy the tranquillity of a private family sanctuary without compromising on the convenience of having everything you need close to home.

DISTANCES (approx):
• 190m – Nearest bus stop
• 200m – Karrinyup Recreation Reserve
• 250m – Karrinyup Shopping Centre

• 500m – Lake Gwelup Reserve
• 750m – Our Lady of Good Counsel School
• 1.7km – Karrinyup Primary School
• 2km – Centuria Gwelup
• 2.7km – St Mary's Anglican Girls' School
• 3.4km – Lake Karrinyup Country Club
• 3.4km – Trigg Beach
• 3.7km – Scarborough Esplanade
• 3.6km – Hamersley Public Golf Course
• 3.8km – Carine Senior High School
• 7.1km – Stirling Train Station
• 12km – Perth CBD

OUTGOINGS
Council Rates: $2,624.92 per annum
Water Rates: $1,742.59 per annum (FY 25/26)

Whether you're raising a family, entertaining friends, working from home or simply seeking a beautifully appointed residence that allows you to lock up and travel whenever the mood strikes, this exceptional Karrinyup home offers a lifestyle that's wonderfully easy to embrace.

Private, practical and perfectly positioned, this is a home that delivers so much more than meets the eye.

Contact Janet Yeap on 0452 018 118 or email janet@xceedre.com.au today to arrange your private viewing.

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information provided, interested parties are encouraged to undertake their own independent enquiries and investigations. All distances, measurements and outgoings are approximate and subject to verification.

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