



**SOLD**

## GREAT OPPORTUNITY!! BEST VALUE FOR MONEY!!

Rare opportunity presents , a low-maintenance 4 bedrooms 2 bathrooms home which encourages easy-care living. Positioned in a quiet small complex, this is sure to attract the interest of first homebuyers, young families, down-sizers, retirees , investors and tenants . Only 6 years young , Virtually presenting "as new" , freshly painted, sitting on a 271sqm block . Why build when you can move in straight away , with this very affordable price, this delightful 4 Bedrooms 2 Bathrooms home is sure to impress!!

Features include, but are not limited to:

- Tiled light and bright open-plan living, dining and modern kitchen area, with split system aircon and easycare alfresco entertaining area, lawn area and established reticulated garden for pets and kids to enjoy.
- Kitchen with pantry, dishwasher recess , fridge recess & stainless-steel appliances, breakfast bar, with quality stone bench tops and soft close cabinets.
- Large carpeted Master bedroom with WIR and split system aircon, stylish en-suite with large shower, vanity & WC
- 2nd carpeted bedroom is good sized and has a mirrored built-in robe
- Mirrored BIR's to the 3rd carpeted bedroom
- 4th bedroom is carpeted and has a BIR
- Stylish main bathroom with a bath, vanity and shower
- Tiled laundry with a separate toilet and outdoor access, storage/linen cupboard
- Security alarm system
- Easy-care reticulated gardens – strata-managed complex
- Alfresco paved courtyard, lawn area and established reticulated garden
- Double remote very spacious garage with plenty of storage space, shopper's entry
- Built in 2015

Move into this home and you will feel the warmth of the community spirit around you!

Great location, close to everything!!!

8 mn drive to Carramar Village shopping centre and 5mn drive to Banksia Grove Village , restaurants , cafes, shops, Carramar Golf club, 4mn drive to Joseph Banks secondary college , 5mn drive to St John Paul Catholic primary school and much more!

Don't miss out on this Carramar gem , call to arrange your viewing!

4 BED | 2 BATH | 2 CAR

PRICE:  
\$370,000

OPEN FOR INSPECTION:  
N/A



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**FRONT ELEVATION**  
TILED ROOF # 25 TYP PITCH  
CONCRETE COLONNAD SAND FINISH, PAINT FRESH  
SAND FINISH, PAINTED FRESH TO FRONT ELEVATION ONLY

**FLOOR PLAN**  
FAMILY 3500 x 3000  
MEALS 3000 x 2000  
KITCHEN 1000 x 1000  
MASTER 3000 x 2700  
BED 4 2000 x 2000  
BED 3 2700 x 2000  
BED 2 2700 x 2000  
GARAGE 1000 x 1000  
STORAGE  
RELAXATION SECTION 2000

*BS 1000  
Jan 16  
13/12/13*

**ROOF AREAS ON FLAT:**  
Second Floor  
20° 30' PITCHED ROOF = 188.04m<sup>2</sup>

Floor Areas - All Stories			
Floor	Location	Area	Perimeter
Ground	HOUSE	133.36	217.14
	COVERED	31.38	78.34
	DECKING	12.44	12.74
	POOL	4.48	6.74
	POSSIBLE	1.43	1.43
		<b>182.69 m<sup>2</sup></b>	<b>114.40 m</b>

**NOTES - LOT 2**  
RESIDENTIAL ZONING - R40  
SUBJECT TO LOCAL COUNCIL LOT  
COMMON PROPERTY REQUIRED  
GUIDELINES AS PER R-CODES

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**'One-off' Design ©**

**metrostyle.**  
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**Unit - Lot 2**  
**Lot 880 Wallangarra Road, Carramar**  
Designer: Andrew Hirstwell - 09-09-13 - Amended: Sam Au - 17-09-13  
Path: Nacotine Design/Derrick D'Souza/Lot 880 Wallangarra Road/Version 3  
Sales Rep: Derrick D'Souza

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.