

SOLD

"EXPERIENCE LUXURY LIVING IN THIS STUNNING HOUSE IN SOUGHT-AFTER CARRAMAR. ENQUIRE NOW!"

Welcome to your dream home in the picturesque suburb of Carramar, . within walking distance to Carramar Golf Course, this stunning house is the epitome of luxurious living. As soon as you step inside, you will be captivated by the elegant design and modern features that will make you never want to leave.

Upon entering, you will be greeted by double portico grand hallway that leads you into the heart of the home. The spacious open-plan living dining and games area boasts natural light creating a sense of space and warmth. The gourmet kitchen is a chef's delight, equipped with top-of-the-line appliances, ample storage space, and a breakfast bar for casual dining.

The master bedroom is a true retreat, with brand new carpets , split system reverse cycle air conditioning and large WIR , featuring a private en-suite for your convenience. The remaining three bedrooms are generously sized and have built-in wardrobes, providing plenty of storage for all your belongings. The study is perfect for those who work from home or need a quiet space to focus.

But the true beauty of this property lies in its outdoor features. Step outside and be greeted by the stunning entertainment area, complete with alfresco, courtyard, deck with built-in bar, and a sparkling pool with solar blanket. Whether it's a summer BBQ or a cozy evening , this area is perfect for entertaining all year round.

With the warmer months approaching, you'll love the sparkling in-ground swimming pool, perfect for cooling off on those hot summer days. The secure parking and remote garage provide ample space for your vehicles, while the shed is perfect for storing tools and equipment. Plus, with solar panels installed, you can enjoy eco-friendly living while saving on electricity bills.

Features and extras we love:

front fences , porch and deck, additional parking space for boat, caravan, trailer , established reticulated plants

Double portico entrance large hallway

Large theatre room with french doors complete with projector, screen and amplifier

King-sized master bedroom with Double Glased windows, A/C walk-in robe and ensuite bathroom

Ensuite featuring double vanity, shower and separate WC

Study/activity room/home office /gym/nursery or 5th bedroom

4 BED | 2 BATH | 2 CAR

PRICE:
\$925,000

OPEN FOR INSPECTION:
N/A



Nadine Rofail

0449011461

nadine.rofail@atrealty.com.au

www.atrealty.com.au

BRICK LAYER TO BRICK IN ALGOR FLASHING

RHS COLUMN

EXTERNAL LEAF B/WK

COLUMN TO CAVITY WALL TO ENGINEERS 'GP204' DETAIL (REFER TO PLAN FOR COLUMN SIZE & POSITION)

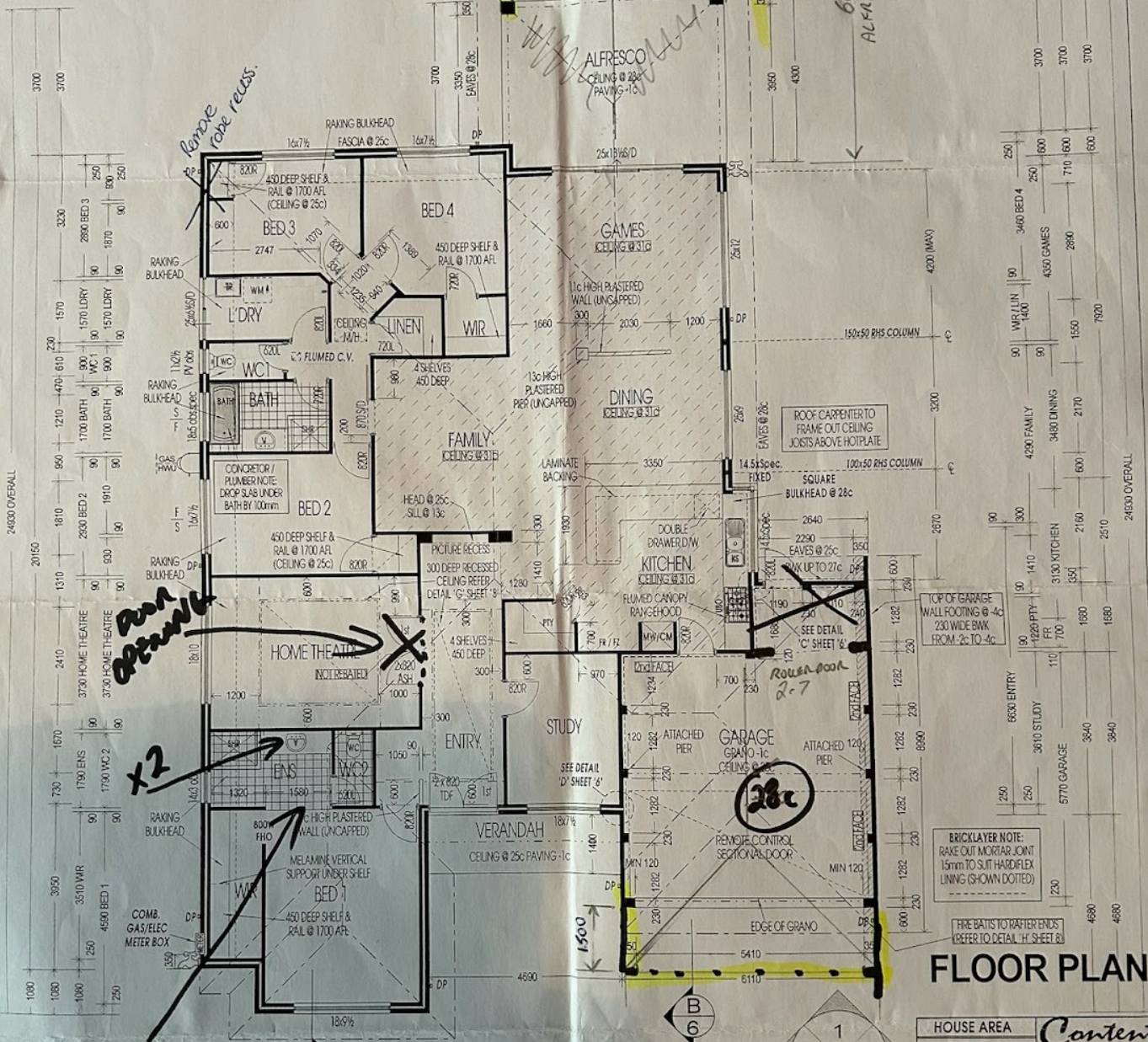
TILED ROOF @ 20°49' PITCH
NON - COASTAL ZONE

N1 WIND CLASSIFICATION

AS PER ENGINEER'S CERTIFICATE OF INSPECTION

"REFER TO CONSTRUCTION DETAILS SHEETS"

- HOLDING DOWN RODS TO BRICK PIERS WITH BEAM ABOVE
- HOLDING DOWN STRAPS TO PIERS WITHOUT BEAM ABOVE
- HOLDING DOWN STRAPS TO PERIMETER OF HOUSE



FLOOR PLAN

HOUSE AREA

HOUSE = 229.18m²
GARAGE = 41.33m²
VERANDAH = 6.57m²
ALFRESCO = 23.63m²
TOTAL AREA = 300.71m²

PERIMETER = 69.80m

Content LIVING
The Home Builders

ACH10515 300
6 Gould Street,
Osborne Park WA, 6017
P.O. Box 1101
Osborne Park WA, 6017
PH (08) 9202 5222
FAX (08) 9202 5233

THESE ARE THE PLANS REFERRED TO IN THE BUILDING CONTRACT

No.	DATE	DRAWN
XXXX	XXXX	XXXX

DATE: _____
OWNER: _____
OWNER: _____

VARIATIONS

No.	DATE	DRAWN
XXXX	XXXX	XXXX

SCALE: 1:100

CHECKED BY: *[Signature]*

BEACH VIEW

BRICKWORK NOTES:

- FACE B/WK TO INSIDE GARAGE TO BE 2nd FACE WITH CONCAVE JOINT
- DIMENSIONS ARE TO BRICKWORK ONLY - PLASTER MARGIN NOT ALLOWED FOR
- LIFT OFF HINGES TO ENSURE & WC DOORS

PLUMBING NOTES:

- NO FLUE PIPES TO FRONT ELEVATION ROOF
- DOWNPIPES TO ROOF SHALL BE AT CENTRES TO ROOF PLUMBERS DISCRETION
- FLUICKER TO LAUNDRY TROUGH & KITCHEN SINKS

GENERAL NOTES

- REFER TO ENERGY EFFICIENCY SHEETS FOR LIGHT & VENTILATION REQUIREMENTS
- CORNER PLASTER BEADS TO 45° CORNERS ONLY UNLESS OTHERWISE NOTED ON PLAN
- CORNER WALLS TO BE FINISHED TO FACE (REFER TO ADDENDA)

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.

Nadine Rofail
0449011461
nadine.rofail@atrealty.com.au
www.atrealty.com.au



DATE: AUG 09 DRAWN BY: JCB No: 10003 SHEET No: 2 OF 8 REV: A