

10 MANTIS GROVE, KARNUP, WA, 6176



FOR SALE

RESORT STYLE LIVING IN THE VISTA ESTATE!

Team Wilson and Co is proud to present 10 Mantis Grove!

Resort style living at its finest in the highly sought after Vista Estate!

On offer here in the highly sought after, ever growing suburb of Karnup is this flawless, modern, immaculately maintained family home situated in the popular Vista Estate! This property has a focus around that resort-style feel with stunning outdoor spaces, a clever floorplan setup, and is perfect for a family who loves entertaining guests and is ready to move into their dream home with literally nothing to be done!

The front of the property is beautifully framed by lush grass and manicured gardens that reflect around the front, side, and rear of the home. As you enter the property through the extra large entry, you are greeted by an abundance of natural light and spacious, modern living spaces that feature stylish hybrid flooring, striking feature wall panels, quality plantation shutters, and modern downlights throughout. With ducted heating and cooling throughout you won't have any issues staying cool all summer and warm all winter!

The property features three great sized bedrooms all carpeted and complete with built-in robes. The master bedroom being the star of the show, it is a great size and features a spacious walk-in wardrobe. Cleverly designed, the home boasts two modern bathrooms that both lead directly to either the master bedroom or the spare bedroom, giving the home a highly desirable double en-suite feel! The property also features two separate living areas, one towards the front of the property and a separate theatre style room to the rear that overlooks the pool, making it perfect to keep the kids play area separate from the main living spaces.

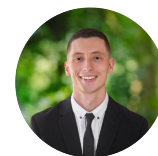
As you proceed to the central hub of the home, you are welcomed by spacious open plan living. This jaw-dropping modern kitchen will have you dreaming of the good nights to be had, it comes complete with spacious benchtops, endless fitted storage, a brilliant scullery/laundry combination, 900mm appliances, stylish splashback, and ample fridge space.

The exterior of the property has been beautifully designed with no expense spared to give you that holiday feel at home. The stunning outdoor pool area features a great sized, salt and self-chlorinating, fully heated pool surrounded by quality porcelain tile deck style flooring, decorative stones, tropical plants, and even an outdoor shower! On the other side of the property, you will

3 BED | 2 BATH | 6 CAR

PRICE:
OFFERS FROM \$849,000

OPEN FOR INSPECTION:
May 24 at 10:00am - 10:45am



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ROOF PITCH: 25° 38' ROOF MATERIAL: COLORBOND

DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions & notes prior to initiating works. Any discrepancies to be notified to the Site Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

ELECTRICAL NOTE

- INTERCONNECTED HARDWIRED SMOKE DETECTOR TO BCA 3.7.2. AS INDICATED ON PLAN

ROOF PLUMBER NOTE

- PROVIDE SLOTTED GUTTERS (EXCLUDING GUTTER ON WALLS)
- FINAL POSITIONS OF RWP'S TO BE DETERMINED BY ROOF PLUMBER ON SITE

ROOF INSULATION NOTE

- R4.1 CEILING INSULATION TO HOUSE AND GARAGE EXCLUDES OUTDOOR AREAS UNO (EAVE, VDAH, ALFRESCO ETC.)

ROOF TIMBER NOTE

- ALL ROOF TIMBER TO BE "H2" TREATED PINE TO PROTECT AGAINST EUROPEAN HOUSE BORER (EXPOSED TIMBER BEAMS TO HAVE 2 COATS OF SOLVER DURAGUARD)

BRICKLAYER NOTE:

- ROOF TO BE TIED DOWN WITH 30mm HOOP IRON STRAP AT 1200cns DOWN MIN 18c
- FULL HEIGHT STRAPS TO OPENINGS 2400 OR GREATER

FIXING CARPENTER NOTE

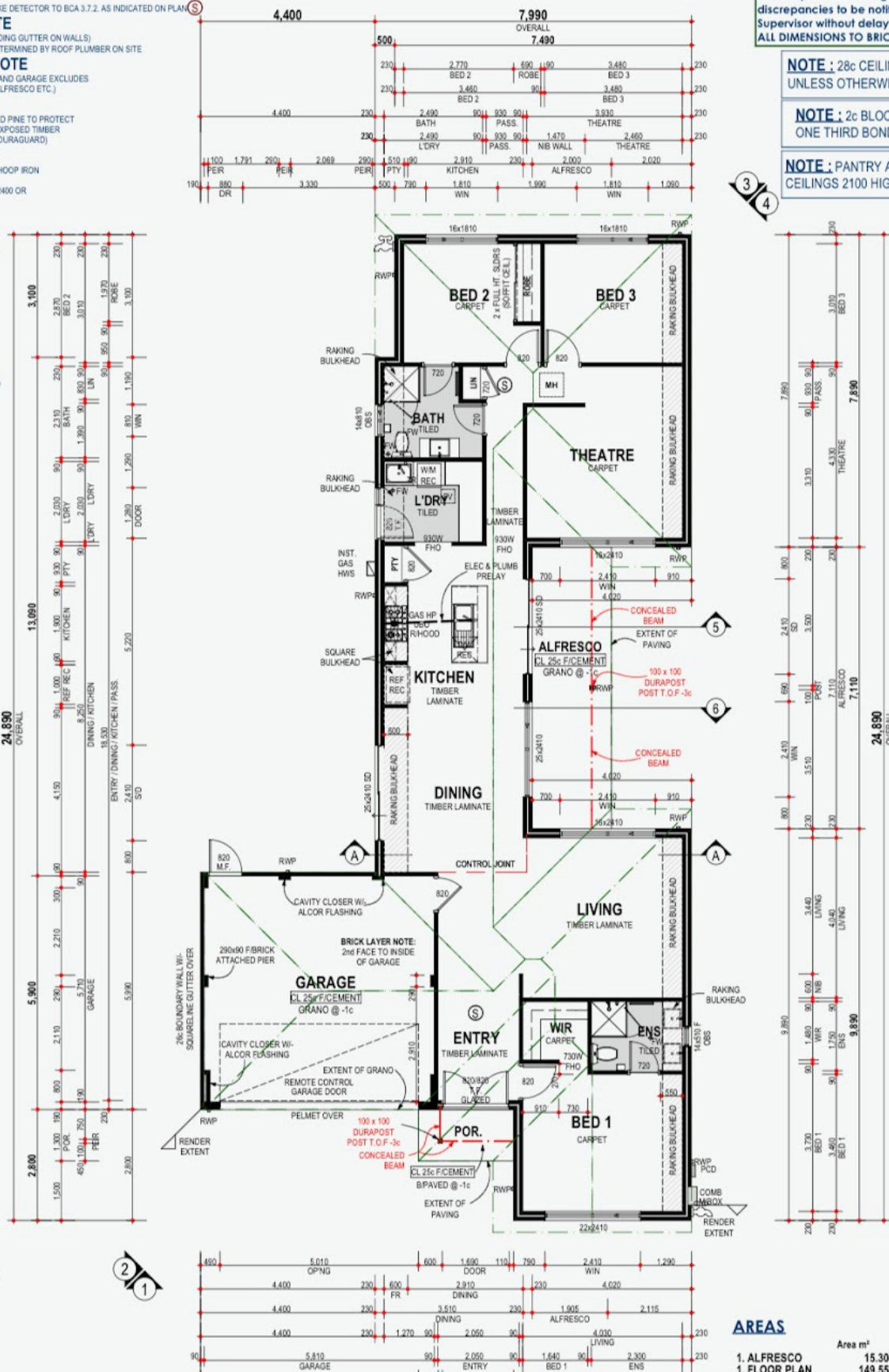
- 4 No. 450D SHELVES TO PANTRY AND LINEN
- 450D SHELF AND RAIL TO ALL WIR, ROBE AND ROBE RECESS

SUPERVISOR NOTE

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROVIDED ENGINEERS DETAILS.

TILING NOTE

- PROVIDE WALL AND FLOOR TILING TO BATH, WC, ENSUITE, WC & LAUNDRY



NOTE : 28c CEILINGS UNLESS OTHERWISE STATED

NOTE : 2c BLOCKS LAID ONE THIRD BOND

NOTE : PANTRY AND LINEN CEILINGS 2100 HIGH

3
4

5
6

AREAS

Area	Area m ²	Perimeter m
1. ALFRESCO	15.304	23.560
1. FLOOR PLAN	149.558	73.800

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.

first home buyers direct

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BUILDER: _____
CLIENT(S): _____
WITNESS: _____

PROPOSED RESIDENCE FOR:
NGERU

ADDRESS
LOT 603 No. 10 MANTIS GROVE KARNUP CITY OF ROCKINGHAM

VARIATIONS:	VARIATIONS CONT'D:	MODEL: BOHEMIAN_LH_FHBD
POST PPA - NE - 12/08/20		DRAWN: NE DATE: 11/08/2020
VO 01 - NE - 14/09/2020		CHECKED: RAW WIND RATING: N1
ENG-PAW-30-09-20		COMPILED: 23
		REVIEW: 1 OF 1
		F201136

