

**103 Emerald Drive, Carabooda, WA 6033**



**House For Sale**

Wednesday, 12 June 2024

103 Emerald Drive, Carabooda, WA 6033

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 10**

**Area: 2 m2**

**Type: House**



Demo Foufas

0894006300

## Expressions of interest

Once in a while a truly remarkable property comes along that takes your breath away.....103 Emerald Drive, Carabooda will captivate you from the moment you arrive. A private, sweeping, tree lined driveway leads up to this magnificent residence surrounded by nature. Occupying a private 5.65 acres, this residence offers peace & tranquillity yet is so close to all conveniences, with Mindarie, Quinns Rocks & Ocean Keys a mere 10 minutes drive away. Features & benefits include:

- \* Exposed aggregate drive leading to main residence
- \* Wide front verandah with double doors opening to grand entrance hall with feature recessed ceilings & walls
- \* Shoppers' access from the extra-large double garage
- \* Home theatre with tiered seating area & recessed ceiling
- \* Home office / 5th bedroom includes built in desk and cupboards, double robe/storage & French doors leading outside
- \* Master Bedroom suite with recessed ceiling, fan, walk in robes, plus double built in robe/ storage, reverse cycle air conditioning, and luxury ensuite with twin vanities, shower and separate dual access powder room
- \* Three further huge king size bedrooms two with walk in robes, and one with triple built in robe
- \* Chef's kitchen with stone bench tops incorporating sink with water filter, free standing range cooker, dishwasher, plumbed fridge recess & walk in pantry
- \* Family & meals areas with built in log burner & reverse cycle air conditioning split system
- \* Games Room with bar with feature bulkhead
- \* Mari staircase leading upstairs to the loft with ensuite with shower, vanity & WC
- \* Family bathroom with shower, spa bath & twin vanities
- \* Large laundry with walk in linen press
- \* Powder room
- \* Stunning cedar lined outdoor undercover area
- \* Extensive travertine outdoor paving
- \* Amazing infinity pool providing breathtaking sunset views
- \* Sunken entertaining area with built in BBQ
- \* Granny Flat
- \* Living area
- \* Kitchen
- \* Bedroom with built in robe.
- \* Bathroom, laundry, shower, vanity, WC
- \* Storage room/study access to main workshop
- \* Workshop & Shed
- \* Main workshop 20m X 9m with 3.6m door height double sliding doors
- \* Second shed 9m X 6m with 2.7m door height

Extra Features

- \* 10 KW Solar electricity system
- \* Bore reticulation
- \* 3 phase power
- \* 180,000 litre main water tank
- \* 5 X 24,000 litre water tanks
- \* 1 X 3,000 litre water tank
- \* Olive trees, fruit trees including fig, pomegranates & grape vines
- \* 2.29 hectares (5.65 acres)

For further information & to arrange your private viewing, please contact Team Demo.