

# 12 Warringah Close, Kallaroo, WA 6025



## House For Sale

Friday, 3 November 2023

12 Warringah Close, Kallaroo, WA 6025

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 946 m2

Type: House



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**From \$1,599,000**

The absolute best of everything is on offer to you here – a huge 945sqm (approx.) block with a fantastic north-facing frontage that isn't overlooked by any of its neighbours, a private cul-de-sac location just footsteps away from the sprawling Dampier Park and an exemplary two-storey 5 bedroom 2 bathroom haven to go with it. This entertainer's delight has it all, from a spacious and functional floor plan to a dream backyard setting with everything you need for summer fun. To top it all off, beautiful Mullaloo Beach is just a straight walk away, along with the local pub, seaside cafes and restaurants and the wonderful family-friendly Tom Simpson Park. What a spectacular place to call home!

**WHY YOU SHOULD BUY ME:**

- A shimmering below-ground rear swimming pool, a bubbling four-person under-cover heated spa, an expansive alfresco-entertaining deck with café blinds, established gardens and two backyard-lawn areas – all outdoors and ready to impress your guests
- A light-filled formal downstairs lounge room at the front of the house – directly opposite the formal-dining room where the light cascades even further and double doors reveal a quality tiled kitchen with the most splendid of garden aspects
- Separate double doors from the foyer extend living into an open-plan family, meals and kitchen area with a breakfast bar, double sinks, a walk-in pantry, under-stair storage, a Miele range hood, gas cooktop and oven, a sleek white Bosch dishwasher and sparkling granite bench tops as a finishing touch
- Tiled ground-floor activity/reading room with external access down the side of the property, whilst the family room seamlessly links to the poolside alfresco
- Separate minor sleeping quarters where the queen-sized 2nd/3rd/4th bedrooms all have built-in double wardrobes and are serviced by a contemporary main family bathroom with a separate shower and bathtub
- Also on the lower level are a separate 2nd toilet, a powder room, ample laundry storage (plus a deep wash trough) and a flexible 5th bedroom – or nursery – that has mirrored built-in robes, is carpeted and can be whatever you want it to be
- Huge king-sized upper-level master suite with its own split-system, a walk-in robe and a corner spa bath, shower and separate toilet to its relaxing ensuite
- Split-system air-conditioning to the parents' retreat-come-office area upstairs, enjoying gorgeous sunsets and sunrises from its north-facing balcony

**OTHER FEATURES:**

- A statement tiled and well-lit entry foyer with soaring high ceilings
- Wooden floors to the formal spaces
- Tiled main living zone with a wood-burner fireplace
- Quality New Zealand carpet upstairs
- Character ceiling roses and decorative cornices/skirting
- Ducted reverse-cycle a/c
- Seven (7) CCTV security cameras
- Alarm
- Indoor/outdoor ceiling fans
- Security doors
- Gas hot-water system
- Reticulation
- Garden shed
- Remote double garage with shopper's entry
- Separate boat/caravan/trailer parking bay

**WHAT THE FUTURE HOLDS:**

- A sublime North Kallaroo setting where the sea breezes are sensual, the surf, sand and sunsets at Mullaloo are only strolling distance away and the likes of the North Shore Country Club and local tennis courts, public transport, the freeway, Westfield Whitford City Shopping Centre, St Mark's Anglican Community School, other public primary schools (including Springfield), Hillarys Boat Harbour, the new Hillarys Beach Club and the exciting Ocean Reef Boat Harbour redevelopment are all within a very close proximity indeed

**DISTANCE TO:**

- Dampier Park – one minute (250 metres approx.)
- Mullaloo Beach – one minutes (1.6 kilometres)
- North Shore Country Club – two minutes (1.1 kilometres)
- Westfield Whitford City Shopping Centre – six minutes (2.2 kilometres)
- St Mark's Anglican Community School – six minutes (2.5 kilometres)
- Hillarys Boat Harbour – nine minutes (6.0 kilometres)
- Whitfords Station – 10 minutes (5.4 kilometres)
- Perth CBD – 28 minutes or 25.7 kilometres (approx.)