

122 Moort Rise, Carramar, WA 6031

Sold House

Thursday, 9 November 2023

122 Moort Rise, Carramar, WA 6031

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1504 m2

Type: House



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Contact agent

There is nothing quite like living on one of the best streets in Carramar, with your house set high on a hill overlooking nothing but bushland. Pulling into your driveway every day after work reinforces what an amazing house you have waiting for you inside... And the sunsets from the front porch are nothing short of amazing! This can all be your new lifestyle with this special property waiting for its new owners to call it home. Welcome to 122 Moort Rise, Carramar- a quality built and truly luxurious home that has had no expense spared. Built in August 2021 by Move homes, there is still potential for you to put your own finishing touches on the property. The front yard is low maintenance with native plants and artificial turf, boasting a huge driveway with triple garage and increased height for 4x4s plus rear roller door access. Open plan meals and dining area with high-end granite kitchen with butler's pantry, a huge breakfast bar, heaps of storage and a feature stone LED dual fireplace. Entertaining here is unlike anything you have seen, from the large alfresco with cafe blinds and smart speakers to a dedicated games and theatre room. This room can be cleverly separated into a theatre and a games room or be opened up when you want the party to begin. Watching a movie in the theatre room really makes you feel like you are in a world of your own! Outdoors you have approximately 200sqm of high-quality artificial grass and another 500sqm of fenced off land with huge potential to add a pool- there is scope for another approx. 12m of development before you have to leave the natural bushland at the back. It's safe to say this home can cater for the growing family or the buyer with some unique requirements. FEATURES THROUGHOUT INCLUDE:- Double door entry with decked entry- Open plan family meals and dining- High end granite kitchen with huge breakfast bar, butler's pantry with excellent storage, two sinks, extra wide oven and hob.- Specially designed LED dual fireplace with stone top- Gorgeous stacker doors to the alfresco- Games / theatre room with Denon 7.1 speaker system, Epsom projector and a 140 inch theatre screen (approx \$14k for set up)- Custom made separation block out curtains to isolate the games and theatre rooms- Feature lighting and further block out blinds for a true viewing experience- Led changeable lighting in games room perfect for pool table, darts & games- King size master bedroom with WIR and open en-suite- En-suite has his and hers sink, shower and separate toilet - Bedroom 2 and 3 have BIRs, are queen sized and have gorgeous sheer curtains matching the carpet- Bedroom 4 has storage available to stay on request- Huge breakfast bar with recessed sink- Stunning blinds and curtains, carpets and flooring throughout- Solar (Fronius inverter) panels 18 panels- CCTV Hik system 4 cameras- Bosch alarm- Daikin 4 zone aircon- Large laundry with ample storage- overhead cupboards, double sliding door linen press, room for a front loader AND a top loader or bar fridge- Huge powder room with own sink- Modern second bathroom with walk in shower- Massive garden with approx 200sqm artificial grass and a second of 50sqm designed for a spa or ideal for a trampoline area - Quality fencing creating a private and modern feel, back garden, approx 500sqm separately fenced, reduced height not to ruin the view.- Huge alfresco with easy slide cafe blinds, 4 smart speakers and a 65 inch Samsung TV, linked cinema room.- Huge colourbond shed- Poured concrete at side of house- Secure and fenced dog area at side of house.- Land 1504- 322sqm built area - 55sqm garage, 7sqm porch, 25sqm alfresco, 235sqm build area. You truly feel like you are living in a rural location, however with easy access to Pinjar Road, you are right in the middle of suburbia. Schools nearby include:- Joseph Banks Secondary College - 580m away- Grandis Primary School- 630m away- St John Paul II Catholic Primary School - 1.12m away- Banksia Grove Primary School- 1.69km away- Carramar Primary School- 2.06km away NOTE: There are many more photos available to be sent on request! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.