

**14 Kippilaw Loop, Carramar, WA 6031**

THE AGENCY

**House For Sale**

Wednesday, 20 March 2024

14 Kippilaw Loop, Carramar, WA 6031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



Luisa Walker  
0449870941

## Suit buyers in the \$700ks

This property is up for sale on the RESO platform. You can view all property info and make an offer online 24/7, from any device. RESO ensures fair and equal opportunity for all buyers. To register interest, scan the QR code or contact the agent for instant access and to avoid missing out. Welcome to 14 Kippilaw Loop - a spacious 4-bedroom, 2-bathroom home with a newly renovated kitchen and bathrooms on a generous 601 sqm block. This property offers you the perfect canvas to add your personal touch and style. Located in a serene neighbourhood within walking distance to nearby schools and daycare, it's the ideal place to raise your family. Surrounded by large gardens with ample space for a pool, there is room for your landscaping dreams to become a reality. With plenty of spots for all the family to come together and also to find quiet spots to relax, this home really has it all. Experience the joy of living in a peaceful tree lined neighbourhood in one of Carramar's most desirable streets. Don't miss this opportunity to make this house your home. Drop me a line to discuss this opportunity in more detail and start envisioning the life you've always dreamed of. Welcome home!

**FEATURES YOU WILL LOVE** Open plan living kitchen and dining with split system A/C, plantation shutters and sliding door free flowing access to the alfresco beyond Fully renovated kitchen featuring stone benchtops, white shaker cabinetry and 900mm range style over with 5 burner gas hob. Pantry cupboard. Shoppers entrance King sized master bedroom with white plantation shutters, stunning fully renovated ensuite, walk-in-robe and retreat area Renovated ensuite featuring single vanity, shower and WC Entrance lounge 3 Queen sized bedrooms all with built in robes Renovated family bathroom featuring bath, single oak vanity, shower, oak feature shelves and mirror Separate WC Laundry with space for both washer and dryer Renovations to kitchens, both bathrooms and laundry Plantation shutters in many of the spaces

**OUTSIDE:** Large rear gardens with space for a pool Undercover alfresco Large reticulated front gardens with feature tree

Details you will need: Council Rates: \$2,100 per annum (approx.) Water Rates: \$1,165 per annum (approx.) Built in 2000 601 sqm block Approx 177 sqm living

**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.

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