

14 Rustic Gardens, Carramar, WA 6031



Acreage For Sale

Wednesday, 18 October 2023

14 Rustic Gardens, Carramar, WA 6031

Bedrooms: 6

Bathrooms: 4

Parkings: 8

Area: 2 m2

Type: Acreage



Demo Foufas

0894006300

Expressions Of Interest In The \$2 Millions

RE/MAX Extreme Team Demo are proud to have been selected to present this truly once in a lifetime opportunity to acquire one of the most remarkable lifestyle properties in this tightly held semi-rural enclave. Words alone cannot describe the unique charm that this residence exudes, from the moment you enter via the remote-control gates along bitumen drive leading through manicured gardens this property will captivate you. Finished to the highest standards this luxury residence is simply in a league of its own. Features & benefits include:

- Multiple entrances to the property with remote control electronic main gates
- Bitumen driveway with kerbing
- Wrap around verandas
- Double door entrance
- Entrance hall with decorative ceiling rose & chandelier
- Home office with ceiling fan, decorative ceiling rose & custom built in desk & drawers
- Sunken formal lounge & dining areas with fireplace, decorative ceiling roses, wainscotting with dado rail & custom floor to ceiling sheer curtains
- Family & meals area with decorative ceiling rose, ceiling fan & stackable sliding doors creating indoor / outdoor living
- Stunning custom kitchen with granite benchtops, large island bench with breakfast bar & chandelier, huge walk-in pantry, generous fridge freezer recess, Asko dishwasher, Smeg freestanding 900mm oven & cooktop, 2 appliances cupboards, overhead glass door display cupboards with lighting & hydraulic awning windows opening onto outdoor bar tables & entertainment area with gas struts
- Games room / home theatre with quality custom blackout curtains, ceiling fan & decorative ceiling rose
- Master bedroom suite with double door access, decorative ceiling rose & chandelier, fully fitted walk in robe, plantation shutters, sheer curtains & ensuite with stone bench tops, twin vanities, freestanding bath, walk in shower with 2 shower head including rain head, Velux skylight, heated towel rail & plantation shutters
- Inner hallway with full wall storage
- 3 further spacious bedrooms with built in robes, plantation shutters, decorative ceiling roses & ceiling fans
- Family bathroom with stone bench tops, twin vanities, walk in shower with 2 shower head including rain head, freestanding bath & plantation shutters
- Powder room
- Large laundry with ample storage
- Solid natural Karri flooring
- Plush carpets
- High ceilings
- Reverse cycle, ducted, zoned, air conditioning for year-round comfort
- Hard wired Alarm system to main house (monitoring available)
- 9 camera wireless EUFY security system around the property
- Quality window treatments throughout
- LED downlights throughout
- Large outdoor, undercover entertainment area with exposed aggregate
- Outdoor bathroom with vanity, shower with 2 shower heads, illuminated mirror, decorative ceiling rose & WC
- Outdoor kitchen with built in BBQ, plumbed sink, plenty of cupboard space and beer & wine fridges
- Large sparkling infinity edge pool
- Stunning Parkland Gardens with multiple ponds. Large pond stocked with mature Koi and perch
- Bore 4kw SR4-550T Pumpmaster (replaced 2017)
- 2 x 5,000ltr water tanks
- 2,000 rainwater tank
- 'The Shack' with living & meals areas, fitted kitchen, 2 bedrooms + study/3rd bedroom, steps to 1st floor storage room, reverse cycle air conditioning, bathroom/laundry with shower, vanity enclosed wc, small, paved patio area & reticulated garden
- Full powered workshop with car hoist & three phase power
- Water tank
- Small storage shed
- Mower & gardening shed
- Large shed currently set up as a gym
- Chicken house & aviary
- 2 car garage with mezzanine storage and remote-controlled garage doors
- 2 clothes lines for main house (outside and under eaves)
- 1 clothesline to granny flat
- Landscaped gardens, fully bore reticulated (13 stations)
- Multiple fruit trees spread over the property
- Vegetable garden with raised Colourbond planters

2.01 hectares (4.967 acres) approx

Close to all local schools including St Stephens School, Tapping Primary, Spring Hill Primary, Carramar Primary & Joseph Banks Secondary College

Close to shops, Carramar Golf Course, parks, The Duke Bar & Bistro & more

8-10 Minutes drive to Joondalup & Wanneroo

For further information & to arrange a private viewing, contact Carramar's premium selling agents today.