

**16 Cheriton Drive, Carramar, WA 6031**

THE AGENCY

**Sold House**

Monday, 14 August 2023

16 Cheriton Drive, Carramar, WA 6031

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 704 m<sup>2</sup>

Type: House

**\$750,000**

Welcome to your ideal home nestled in the family friendly neighbourhood of Carramar. Warm and inviting, 16 Cheriton Drive blends cosy charm with contemporary comforts and decor. Light and bright throughout, this is the perfect entertainer for making cherished memories with your friends and family. Step inside and instantly feel the welcoming warmth of this beautiful home. Having been with the same family since it was built and having seen many happy years of love and laughter, the energy in this property is one of calm, warm togetherness. You could not ask for a happier space to come home to. Combining open-plan design elements and cosier spaces, this home allows your family to connect and make the most of special occasions, while also providing plenty of room for unwinding and relaxing as needed. With its own private outdoor sanctuary including a sparkling heated below ground pool and beautiful gardens, you'll struggle to decide where to spend your time. The planted garden serves as a beautiful backdrop for leisure and play, and the covered alfresco area is ideal for dining and relaxing out of the bright summer sunshine. Enjoy easy access to public transport, local schools, shopping centres, parks, and recreational facilities, ensuring that every family member's needs are met. Welcome home!

**FEATURES YOU WILL LOVE** Double entrance doors and covered entrance Large master suite featuring retreat, ensuite bathroom and walk-in-robe, along with ceiling fan and separate split system air-conditioning. Master ensuite features single vanity, shower and WC Plush entrance lounge with fireplace and soft light carpet – perfect for snuggling on winters evenings Open plan living, kitchen and dining area Kitchen features 4 burner gas hob, 600mm Fisher & Paykel oven and pantry, plus double sink, dishwasher and plenty of bench space Study located off of the kitchen, flexible as a work from home/homework space Open plan kitchen, dining and lounge flow seamlessly Light wood hybrid flooring throughout the entrance and open plan living spaces gives a relaxed coastal feel to the home 3 good sized minor bedrooms all with double built in robes Bedrooms 3 and 4 benefit from the activity/rumpus room located between them – perfect for a teenage study or playroom space for younger children Well-equipped family bathroom with bath, single vanity and shower Laundry with space for both a washer and dryer, also featuring a sink, worktops, storage, large linen closet and direct access to external drying Double garage

**OUTSIDE:** Undercover alfresco provides the perfect place to relax and with the added benefit of pull-down café blinds, you can enjoy outdoor living and entertaining during any season Shimmering below ground pool is heated for the cooler shoulder seasons Large, grassed areas provide space for children and pets to play Private courtyard garden sits to the rear of the property and provides a quiet sanctuary Sheds – 4 colorbond sheds/storage provide fantastic storage opportunities. Reverse cycle air conditioning throughout, plus two further split systems & ceiling fans located in the Master and Bedroom 3. 3.96kw solar panel system (18 panels) Details you will need: Council Rates: \$2,300 per annum (approx.) Water Rates: \$1,250 per annum (approx.) Three phase power Built in 2002 704 sqm block Approx 190 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. **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.