

17 Callaway Crescent, Kardinya, WA 6163

THE AGENCY

House For Sale

Wednesday, 6 December 2023

17 Callaway Crescent, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 791 m2

Type: House



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Expressions of Interest

This fantastic 4 bedroom 3 bathroom two-storey haven within Kardinya's private "Somerville Estate" has it all, offering a raft of living options for the entire family, as well as a dream elevated position that stands head and shoulders above other properties in the area. There are sweeping views of the stunning Perth city skyline from the street, before you step foot inside and are welcomed in by a carpeted study with its own split-system air-conditioning unit and pleasant front-garden aspect to enjoy. Also downstairs, the open-plan dining and kitchen area is crisply tiled and plays host to a breakfast bar, sparkling granite bench tops, integrated Smeg microwave and oven appliances, a Smeg five-burner gas cooktop, a stainless-steel range hood, an Asko dishwasher, double sinks, tiled splashbacks, an appliance cupboard, double storage pantry, wine racking, fridge plumbing and more. Off the dining space, double French doors reveal a large sunken and carpeted games room with Mitsubishi split-system air-conditioning for climate control. At the front of the house, a massive newly-carpeted open-plan lounge and family room can be whatever you want it to be, linking to the kitchen and boasting a delightful bay window and double French-door access for a sense of privacy. Off the games room, access out to a terrific alfresco and courtyard is rather seamless, with a separate backyard area extending entertaining even further. There is also a cubby house for the kids. Drive-through access to a huge remote-controlled lock-up rear workshop with a gabled roof and sink will leave the resident tradesperson of the house absolutely salivating, as will the hidden "office" area behind yet another roller door. Upstairs, the second and third bedrooms both have built-in wardrobes, whilst a massive fourth – or "guest" – bedroom has heaps of mirrored built-in-robe storage, plus double-French-door access out on to an amazing covered balcony, where a mesmerising vista all the way to the Darling Ranges will capture your imagination instantly. Also on the top floor is further hallway storage, balcony access, a large main family bathroom with a bubbling spa bath, showerhead, heat lamps, a toilet, twin-vanity basins and under-bench storage and a sublime carpeted master suite with its own spectacular panoramic vantage point of the rolling hills and the city from its feature L-shaped window – plus a "his and hers" walk-through robe into a sumptuous fully-tiled and renovated ensuite with a toilet, shower, twin vanities, storage and more. The wildcard in the floor plan is a side home office-come-Studio with its own separate front access, ideal for those running their own businesses. This part of the layout features a tiled open-plan meals/kitchenette area with its own split-system air-conditioner, LED down lights, a four-burner Nobel gas cooktop, an under-bench Euromaid oven, double sinks, a water-filter tap and an opening into the generous extra living/office space with its own split-system, a neutral ensuite/third bathroom (with a shower, toilet and vanity) and a door leading out to the yard. There is plenty of additional parking space out on the front verge too, as well as the bonus of side access via the security of double electric gates. The nearest bus stop is only metres away, as are a plethora of lush local parklands. Firmly entrenched within the sought-after catchment zones for both Kardinya Primary School and Melville Senior High School, this exemplary residence is also close to the likes of the Kardinya Park and Westfield Booragoon Shopping Centres, train stations, sporting clubs, major arterial roads, Murdoch University, the St John of God Murdoch Hospital, Fiona Stanley Hospital, Fremantle, the city, beaches and even our picturesque Swan River. Now this is what you call the complete family package! Other features include, but are not limited to:

- Rendered façade
- Double security/French door portico entrance
- Internal French doors throughout
- Tiled entry foyer
- Functional laundry with ample storage and external access for drying
- Downstairs powder room with plenty of storage
- Huge under-stair storeroom
- CCTV security cameras with remote access
- Security roller shutters
- Feature skirting boards
- Rear mango tree and water feature
- Low-maintenance artificial turf at the front and back of the property – lush green lawn right by your front door, too
- Easy-care gardens (including the gorgeous front rose garden)
- Remote-controlled double lock-up garage, with internal shopper's entry via the Studio
- Large 791sqm (approx.) corner block, with ample parking space on the front driveway also
- Built in 1985 (approx.)

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! 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.