

**17 Kippilaw Loop, Carramar, WA 6031**

**CENTURY 21**

**Sold House**

Saturday, 28 October 2023

17 Kippilaw Loop, Carramar, WA 6031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



Joe Morrow

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## Contact agent

UNDER OFFER - Home open cancelled Sunday 22/10/2023 Picture perfect family home situated in a great location and featuring a spacious open plan design with four generous sized bedrooms, multiple living spaces and an easy-care, paved backyard. Immaculately presented, loaded with upgrades and extras both inside and out, this home is sure to impress! The heart of the home revolves around the beautifully renovated kitchen and open plan family area with the added bonus of a large games/theatre room, and features a versatile floor plan that would accommodate families and buyers of all ages. Also features additional front paved parking space, ideal for those looking for extra room to park cars, caravan, trailer or boat! Perfectly positioned on a generous sized 613 sqm block in a whisper quiet location, in one of the most sought after 'Loop' roads in the heart of Carramar, a short distance to Staunton Park, Houghton Park, Carramar Primary School, Carramar Shopping Centre, Carramar Golf Course and all local conveniences. Also located within close proximity to public transport and less than 10 minutes drive away from the bustling Joondalup CBD and the freeway by car. This perfect family home must be viewed to fully appreciate its warmth, character and generous space, and is the one you've been waiting for! So call today!

Key features include:

- \* Tiled entry hall inc security screen door\*
- \* Front formal lounge room inc ceiling fan and gas point
- \* Huge main bedroom inc retreat, walk-in robe, ceiling fan and large ensuite bathroom
- \* Spacious open plan kitchen, family, and dining inc ceiling fans and gas point\*
- \* Superb, renovated kitchen inc fridge recess, microwave recess, appliance fold-down cupboard, rangehood over Bosch s/s gas cooktop, built-in Bosch s/s wall oven, built-in pantry cupboard, island bench with double s/s sink, filtered tap water, dishwasher recess, pop-up bench power point, stone benchtops, soft-closing drawers, breakfast bar as well as loads of cupboard storage and bench space\*
- \* Double French doors to games/theatre room inc two double door storage cupboards\*
- \* 2nd bedroom inc double sliding door built-in robe, ceiling fan and semi-ensuite bathroom access\*
- \* Double door built-in linen cupboard
- \* 2nd bathroom inc shower, sink and toilet
- \* 3rd bedroom inc triple sliding door built-in robe and ceiling fan\*
- \* Laundry inc trough basin and built-in linen cupboard
- \* 4th bedroom inc double door built-in robe and ceiling fan\*
- \* Rear patio over paved outdoor entertaining area inc ceiling fans overlooking a large, paved backyard and low maintenance yard with plenty of space on offer
- \* Landscaped, paved and auto reticulated front and rear yards inc beautiful, easy-care gardens\*
- \* Double garage inc remote door and shoppers entry door to kitchen
- \* Wide street frontage with loads of additional paved parking space for additional vehicles inc caravan, boat, trailer, work van/ute etc\*
- \* Roller shutters (motorised) throughout the home and 4x security screen doors to main entry doors\*
- \* Brand new ducted evaporative air-conditioning\*
- \* Security alarm system, solar panels and insulation\*
- \* Gas continuous flow hot water system and 2x garden sheds\*
- \* Built 2001 on approx 613 sqm