

**19 Carramar Street, Binningup, WA 6233**

**House For Sale**

Thursday, 4 April 2024



19 Carramar Street, Binningup, WA 6233

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 623 m2**

**Type: House**



Ruth Nandapi

0419955965

**\$689,000**

Enrich your lifestyle by securing this 2001 built home that is immaculate both inside and out. There is enough outdoor space to keep you entertained but not too much that you can't lock up and leave or spend your time enjoying beautiful Binningup beach. As you walk up the aggregate pathway you will find a large welcoming portico, perfect for a small table and chairs and well suited to a morning coffee or evening drink. Come inside this lovely home and you will find:

- The timeless elegance of a formal lounge with timber look floors, a fireplace, a gas heater and a timber mantelpiece, perfect for displaying the family photos. Two windows provide a lovely outlook over the front yard.
- The master suite also occupies the front of the home with views of the garden. This room has plenty of space for a large bed, occasional furniture and there is also a large walk in robe. The ensuite has a fully screened shower and vanity with cupboards and drawers, as well as a separate toilet.
- A tiled hallway leads to the "hub of the home" a lovely open planned living area, which spills out into the outdoor living areas. Large windows and sliding doors flood the area with natural light and the kitchen also has a skylight.
- The galley style kitchen is beautifully appointed with stone-look laminate benchtops and timber look cabinetry. Overhead cupboards and a corner pantry provide plenty of storage. A double fridge recess ensures you can be well stocked and there are also display shelves above the fridge. With the convenience of a dishwasher, large gas cooktop and wall oven, cooking is a dream in this kitchen.
- The open planned living area has plenty of space for a lovely bright dining area and also a cosy family room, complete with tile fire.
- The kitchen area can be accessed via shoppers entrance which also has a useful alcove for extra storage, hooks for hats and in general all the stuff that gets bought inside as you come in from the car.
- A separate hallway leads to the 3 minor bedrooms, all of which have timber look flooring and built in storage. A double linen press and broom cupboard provide additional storage for this end of the home.
- The family bathroom and separate toilet are centrally located centrally to the minor bedrooms. Finished with blue tones, the bathroom has a bath, fully screened shower and extra large mirror which adds to the feeling of space.
- The laundry has a long bench with recessed trough, room for the washing machine, overhead cupboards and access to a drying area on the west side of the house.
- The property is insulated and has the convenience of a ducted reverse cycle air conditioner and a security system. The outside areas of the home are as lovingly maintained as the inside of the home:
- The outdoor entertaining area is the jewel in the crown of this impressive property, located under the main roof, it has been finished with white exterior plantation shutters, allowing you to regulate the natural light and breeze, so that this space can be fully utilized all year round. A second gazebo is located off the dining area and provides a second outdoor living space.
- The exposed aggregate driveway, outdoor areas and paths around the home, provide a quality finish that remind you that this is no ordinary home.
- Beautiful lawns and retained gardens are reticulated from a bore.
- Utility bills are kept to a minimum with a solar system, solar hot water service (plus gas HWS backup) & LED lighting.
- Double garage with manual door to access the backyard, plus additional storage in three small sheds

Centrally located, everything is an easy walk from this home on a corner block in Lakewood Shores – the Country Club, bowling green, school bus stops, beach, park & general store. This is the perfect property for those that like the finer things in life - move straight in and live the resort lifestyle every day. Inspection by appointment. Ruth Nandapi 0419 955 965