

# 2 Wallcliffe Gate, Carramar, WA 6031

## House For Sale

Tuesday, 30 April 2024

2 Wallcliffe Gate, Carramar, WA 6031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 678 m2**

**Type: House**



Rodney Vines

0417917640

**FROM \$798,888**

Splendidly overlooking the leafy Ripplevale Park and its fantastic children's playground across the road, this spacious 4 bedroom 2 bathroom-plus study home will definitely keep your loved ones happy with its generous room sizes and functional free-flowing floor plan everybody will appreciate. Sit and relax under the delightful front portico/entry verandah, where lovely park views await. Inside, an enormous master-bedroom suite/retreat is nestled behind the privacy of double doors and plays host to a ceiling fan, new feature down lights, a huge walk-in wardrobe, new front-window treatments and a superb ensuite bathroom – bubbling spa bath, large rain shower, toilet, twin “his and hers” vanities and all. A massive open-plan family, dining and kitchen area is where most of your casual time will be spent and comprises of a gas bayonet for heating, a breakfast bar for quick bites, double sinks, tiled splashbacks, a double-door storage pantry, a stainless-steel range hood, matching stainless-steel five-burner gas-cooktop and Bellissimo Technika oven appliances and a stainless-steel Blanco dishwasher for good measure. Outdoor access to a pitched patio-entertaining area down the side is rather seamless and also reveals an expansive backyard that is somewhat of a “blank canvas” and leaves plenty of room for a future swimming pool, if need be. A second small lawn area next to the alfresco is great for pets. Back inside, a large study – or potential fifth bedroom – has a ceiling fan and two side-by-side double storage cupboards, whilst a central activity room (also with a fan) services the minor sleeping quarters well. Commodious second, third and fourth bedrooms all enjoy the luxury of ceiling fans, built-in double robes and views out to the yard, whilst a practical main bathroom with a shower and separate bathtub also has twin-vanity basins to help reduce traffic at family peak-hour.

**WHAT'S INSIDE:** • 4 bedrooms, 2 bathrooms • Study • Large open-plan living, dining and kitchen area – with a dishwasher • Massive master-bedroom suite/retreat – with a WIR, spa bath and more • Activity room • Spacious 2nd/3rd/4th bedrooms – all with BIR's • Separate bath and shower in the main family bathroom • Tiled laundry with external/side access for drying • Powder room • Walk-in linen press • Broom cupboard

**WHAT'S OUTSIDE:** • Outdoor patio-entertaining area • Huge backyard, with heaps of room for a future pool • Outdoor power points • Reticulation • Side access

**SPECIAL FEATURES:** • New paint throughout • New carpet and tiles throughout • Ducted and zoned reverse-cycle air-conditioning • Security-alarm system • Ceiling fans • Foxtel connectivity • Extra-wide, extra-long and extra-height remote-controlled double lock-up garage with a side storage area, internal shopper's entry and roller-door access to the rear • Comfortable 678sqm (approx.) block – with potential side access/possibility of installing a larger gate for secure boat, caravan or trailer parking • Built in 2010 (approx.)

Close to the exceptional Carramar Golf Club, this wonderful residence allows you to embrace a family-friendly community feel and also sits only strolling distance away from the likes of Carramar Primary School, other sprawling local parklands, bus stops, Carramar Village Shopping Centre, Carramar Community Centre, The Duke Bar and Bistro and Banksia Grove Village Shopping Centre (just around the corner), with Joseph Banks Secondary College, St Stephen's School, the nearby Wanneroo and Joondalup CBDs, the newly-extended Mitchell Freeway and our glorious northern-suburbs' coastline all just minutes from your front doorstep in their own right. Now this is what you call parkside perfection! Please contact RODNEY VINES on 0417 917 640 for further details and to register your interest today.

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