

20 Minjah Circuit, Carramar, WA 6031

House For Sale

Tuesday, 28 May 2024

20 Minjah Circuit, Carramar, WA 6031

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 650 m2

Type: House



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Market Preview

Welcome to this outstanding Ventura family home at 20 Minjah Circuit, Carramar—a stunning example of modern living, comfort and style with an exceptional floorplan delivering a natural flow through the home and plenty of space for all the family. With luxury features including Tasmanian oak flooring and high recessed ceilings throughout much of the home, this in one property not to miss. Stepping through the security gate and double portico entrance, you're greeted by the warmth of solid oak flooring with a sophisticated recessed ceiling setting the quality tone of this home. A spacious theatre room with feature ceilings is the perfect hub for family entertainment, while the expansive open-plan kitchen, dining, and living area, with large glass doors is flooded with natural light and flows seamlessly to the alfresco beyond. The gourmet kitchen features an island bench, 900mm oven, and a 5-burner gas cooktop—ideal for the culinary enthusiast. With plenty of bench space and storage, you'll be excited to entertain friends and family for years to come. Set on a generous 650 square metre block, this property boasts four very large bedrooms with two well-appointed bathrooms, and a third separate vanity powder. Parents will relish the Superking-sized master bedroom with garden views, ensuite featuring corner spa bath, walk-in robe, and direct access to the alfresco terrace, perfect for your morning coffee. Outside, the covered decked alfresco overlooks manicured gardens and a soothing water feature, perfect for tranquil relaxation or family fun. A triple garage with motorised doors provides ample parking and rear access. This home is an idyllic haven for families seeking a blend of luxury, space, and modern convenience in the heart of Carramar. Welcome home!

FEATURES YOU WILL LOVE Security gate leading to double portico entrance and delivering added security and a pleasing aesthetic. Tasmanian oak flooring through much of the property. Feature recessed ceiling to the hallway. Study/store. Large theatre room with wood flooring and recessed ceiling. Large open plan kitchen, dining and living leading to alfresco and large glass doors lending plenty of light to the space. Spacious kitchen features island bench, plumbed double fridge recess, plenty of storage and bench space, 900mm oven (nearly new with air fryer function) and 5 burner gas cooktop with extractor hood, double sink with further filtered water tap. Superking sized master bedroom overlooking the garden with double doors offering direct access to the alfresco terrace beyond. Walk in robe and ensuite complete this perfect parent retreat. Ensuite featuring corner spa bath, double vanity and shower with separate WC. Laundry with large linen closet and space for both washer and dryer. Separate WC with vanity powder. Family bathroom with bath single vanity and shower. King sized bedroom 2 with built in robe. Queen sized bedrooms 3 and 4 with built in robes. Electric security shutters to bedrooms located at the front of the property. Daiken zoned ducted reverse cycle air conditioning throughout the property. 6.6kw solar system. Whole house water filtration including reverse osmosis. Builder: Ventura Homes.

OUTSIDE: Undercover decked alfresco with recessed roof and ceiling fan. Manicured gardens with plenty of grass for children and pets to enjoy. Water feature offers pleasant and peaceful sounds to the garden. Triple garage with 3 motorised garage doors allowing access through to the rear of the property, and painted concrete flooring. Details you will need: Council Rates: \$2,300 per annum (approx.) Water Rates: \$1,235 per annum (approx.) Built in 2004. 650 sqm block. Approx 227 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.