

**20 Monaltrie Loop, Carramar, WA 6031**



**Sold House**

Saturday, 23 September 2023

20 Monaltrie Loop, Carramar, WA 6031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 723 m2**

**Type: House**



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**\$661,000**

A functional floor plan with plenty of space is at the forefront of this beautifully-presented 4 bedroom 2 bathroom home that will definitely benefit from the addition of your own personal modern touches throughout, nestled in a quiet, leafy and shady street within the sought-after "Carramar Golf Course Estate". Beyond an inviting double-door entrance lies a tiled formal front lounge and dining room that is reserved for those special occasions. Also tiled for easy-care living is a huge central open-plan family, meals and kitchen area, which is where most of your casual time will be spent. The family room has a gas bayonet for winter heating, whilst the kitchen comprises of double sinks, a gas cooktop, a separate Westinghouse oven/grill and a walk-in pantry for good measure. The spacious tiled games room at the back of the house essentially triples living options under the one roof and, like the main hub, seamlessly flows outdoors to an expansive pitched patio - encouraging covered entertaining beside a barbecue nook. Back inside, there is a versatile study - or nursery - that has low-maintenance timber-look flooring and neighbours a spacious front master-bedroom suite where a large walk-in wardrobe meets an intimate ensuite bathroom with a shower, vanity and access to the two-way toilet. Full-height built-in robes grace the second, third and fourth bedrooms that are all serviced by a light and bright main family bathroom - shower, separate bathtub and all. Walk to the Carramar Golf Club entrance from here, as well as bus stops and even Carramar Primary School. Carramar Village Shopping Centre, The Duke Bar and Bistro, lush local parklands, more shopping at Banksia Grove Village, Joseph Banks Secondary College and the Wanneroo Botanic Gardens are only minutes away in their own right, as are picturesque Lake Joondalup, the Wanneroo and Joondalup CBD's, the freeway and our pristine Western Australian coastline. Now this is a location you are destined to fall in love with right away! Other features include, but are not limited to: - Separate minor sleeping quarters - Carpeted bedrooms - including a huge 3rd bedroom - Light-filled laundry with a full-height sliding three-door linen cupboard, plus external access for drying - Separate 2nd toilet - Full-height sliding double-door linen press - Feature skirting boards - Gas hot-water system - Large 2500L rainwater tank - Leafy self-sufficient front and rear hibiscus gardens - Remote-controlled double lock-up carport, with internal shopper's entry and rear access to a flat extension of the patio/alfresco - Double side-access gates - Ample driveway parking space for your boat, caravan or trailer - 723sqm (approx.) block - Built in 2002 (approx.)