

23 Stanbroke Turn, Carramar, WA 6031

House For Sale

Wednesday, 22 November 2023

23 Stanbroke Turn, Carramar, WA 6031

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



Nick Luca
0412136724



Jo Dattilo
0892428200

All Offers Presented Tuesday 5th Dec at 5.00pm

Nick And Jo proudly Present To You 23 Stanbroke Turn. THE OFFERING Brief: 4 bed | 2 bath | 2 car | Land: 525sqm
Method: For Sale by Closing Date Sale Price: Offers Invited - All Offers Presented on the 5th December 2023 at 5:00pm
unless sold prior. (the sellers do reserve the right to sell prior to the closing date) Settlement Terms:
Negotiable Shire Rates: \$2100.00 THE INTELLIGENCE A lovely location very close to the Carramar Golf Club is the fitting setting for this fantastic 4 bedroom 2 bathroom family home, where everybody's personal needs will be comfortably appeased. There are multiple living zones for all to enjoy, as well as private high backyard wall that ensures you aren't overlooked by your neighbours when entertaining outside. Add your own personal modern touches throughout or move straight on in, enjoying a relaxed contemporary lifestyle right away. The living is easy, here! Features include, but are not limited to:

- Low-maintenance timber-look flooring to the living areas, that include a welcoming front lounge/theatre room behind gorgeous double French doors, also able to be utilised as a potential home office – if you are that way inclined
- A huge and versatile open-plan family, kitchen, dining and games area where most of your casual time will be spent, boasting a gas bayonet for heating, stylish pendant light fittings, a breakfast bar for quick bites, double sinks, a storage steel range hood, a five-burner Westinghouse gas cooktop, an oven of the same brand and a stainless-steel Euromaid dishwasher
- Easy-care wood-look floors to the bedrooms also, inclusive of a huge front master suite with a walk-in wardrobe and an intimate ensuite bathroom – comprising of a shower, toilet and vanity
- The 2nd/3rd/4th bedrooms – all with their own walk-in robes as well – are serviced by a flexible kids' study/activity area that can be whatever you want it to be
- A tranquil rear outdoor alfresco-entertaining deck off the back games room, complete with café blinds for full enclosure and protection from the elements – neighbouring a spacious backyard-lawn area with heaps of room for a future swimming pool and more
- Amongst some of the extras here are a separate bath and shower in the main family bathroom, a linen press in the laundry, a separate second toilet, external/side access for drying off the laundry, ducted and zoned reverse-cycle air-conditioning, a gas hot-water system, front-yard lawns, Wi-Fi reticulation, low-maintenance gardens, a side-access gate and a remote-controlled double lock-up garage with access to the rear and internal shopper's entry, via the kitchen
- Outdoor spa NOT included in the sale of this property.

THE VISION Prepare to embrace a terrific neighbourhood a family-friendly community feel, only strolling distance away from the likes of Carramar Primary School, lush 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. How convenient!