

**23A Bartlett Crescent, Karrinyup, WA 6018**



**Sold House**

Monday, 28 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

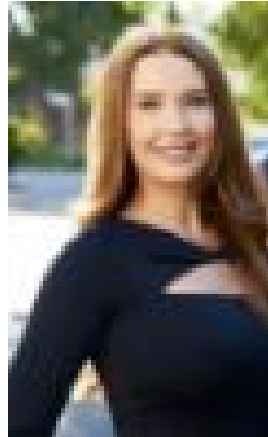
**Parkings: 2**

**Area: 377 m2**

**Type: House**



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## Contact agent

Set Date Sale: All offers to be presented on the 19th of September 2023. The sellers have the right to accept an offer prior to this date. What we love is the impeccable quality and high-calibre fittings and fixtures throughout that pervade this exemplary multi-level residence, barely four years young (built only in 2019) and splendidly overlooking the sprawling Karrinyup Recreation Reserve across the road. Each floor has been expertly designed with its own purpose firmly in mind, from the lower-level garage to the main floor, where a sublime master-bedroom suite complements the main open-plan living, dining and kitchen area. A versatile fourth bedroom up top doubles as a second family room, whilst a private backyard and alfresco help complete this exceptional package. With luxury comes lifestyle and location – only walking distance separating your front doorstep from the picturesque Lake Gwelup Reserve, new-look Karrinyup Shopping Centre, bus stops and other wonderful parks and playgrounds for the kids. The prestigious Lake Karrinyup Country Club and golf course, Karrinyup Primary School, Hamersley Public Golf Course, the freeway, Stirling Train Station, St Mary's Anglican Girls' School, beautiful Trigg and Scarborough Beaches and the sought-after Carine Senior High School (catchment zone) are all only a matter of minutes away in their own right. What a spot. What to know Amongst the amazing features of this unique low-maintenance home are: - 4 bedrooms, 2.5 bathrooms - Feature glass entry door - Outdoor patio/alfresco area, accessible via the open-plan living and dining space - Polished concrete floors to the living space - Super White stone kitchen bench tops and splashbacks – plus a breakfast bar/island bench for quick bites - Generous pantry storage in the kitchen - Double kitchen sinks - Quality AEG integrated range-hood, hotplate and oven appliances for cooking, including a premium combi-steam oven - Integrated Liebherr fridge/freezer with a plumbed-in ice-maker - Spacious master-bedroom suite with a fan, carpet, stylish bedside pendant lights and a huge fitted walk-in wardrobe, leading through to a sumptuous fully-tiled ensuite bathroom with large double ceiling-mounted rain showers, a separate free-standing bathtub, separate toilet, twin “his and hers” vanities and classy Super White stone finishes - First-floor laundry with ample built-in linen storage and internal hanging space, next to the kitchen - Separate carpeted top-floor multi-purpose room – best utilised as either a 4th bedroom or even a second family room, if you are that way inclined - Built-in robes to the carpeted 2nd/3rd upstairs bedrooms - Fully-tiled main family bathroom on the top floor – complete with a walk-in rain shower, toilet and vanity - Lower-level powder room - Super White stone bench tops in the master ensuite and powder room, as well as the kitchen - Built-in cupboard storage to the upper-floor landing – plus a custom study nook/desk - Double lock-up garage and the lower floor, complete with its own large storeroom - Shopper's access door, allowing you bring the groceries directly inside from the garage - Private backyard setting - Entry porch - French timber floorboards - Ducted air-conditioning with feature linear grills - Stylish light fittings - Down lights - Skirting boards - Easy-care lawns and gardens - 377sqm (approx.) street-front block with parkland views - Bespoke landscape design by Tim Davies - Interior Design by Nickolas Gurtler - Architecture and custom build by Russell Brooks Now this is what you call parkside perfection! Who to talk to To find out more about this property, you can contact agent Ryan Smith on 0423 490 856 or by email at [rdsmith@realmark.com.au](mailto:rdsmith@realmark.com.au) or Ellissa Dohnt on 0413 622 038.