

# 24 Tableland Way, Carramar, WA 6031



## House For Sale

Tuesday, 2 April 2024

24 Tableland Way, Carramar, WA 6031

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 698 m2**

**Type: House**



Heath Bassett

## Offers Around \$800,000

Welcome to 24 Tableland Way, where the essence of contemporary living meets timeless charm! Step into the allure of this captivating residence, boasting 4 bedrooms plus a study, 2 bathrooms, and a generous double garage with ample parking space. Crafted in 2002, this property spans across 698m<sup>2</sup> of land, offering a spacious 226m<sup>2</sup> floor plan. Conveniently situated within walking distance to local amenities including shopping precincts, schools, and scenic parklands, this home promises exceptional value. Notable features include:- Large floor plan - 2 living areas - Study/5th bedroom - Large master room - An expansive frontage that beckons you in - A double garage and convenient side access with double gates, ensuring both functionality and curb appeal. Inside, the open-plan living areas seamlessly blend the dining, entertainment, and culinary spaces, complemented by a separate lounge or cinema room for added versatility. Neutral tones and a thoughtfully designed layout provide a canvas for personalisation, catering to both familial bonding and individual pursuits. The master bedroom exudes luxury with its sizable walk-in robe and ensuite, while three additional double bedrooms and a spacious study (5th bedroom) accommodate growing families or those seeking ample space to thrive. Notable highlights encompass security screen entry, a well-appointed kitchen, evaporative air-conditioning, alfresco patio, and fully reticulated, low-maintenance gardens. Rates :Council \$2,200 per annum (approx.) Water \$1,200 per annum (approx.) Elevate your lifestyle at this exceptional address – schedule a private viewing today to experience the essence of 24 Tableland Way, Carramar, before it's gone. Contact us now to secure your appointment and seize this opportunity without delay. For a private inspection or further information, please contact Heath Bassett directly via call or SMS on 0418 374 299. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.