

# 26 Aquamarine Parade, Karnup, WA 6176

The logo for Elders, featuring the word "Elders" in a white, italicized serif font on a red rectangular background.

## House For Sale

Thursday, 13 June 2024

26 Aquamarine Parade, Karnup, WA 6176

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 484 m2**

**Type: House**



Katie Clark

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## Offers From \$629,000

Sitting within the increasing popular Vista Private Estate and facing the wonderful Cerulean Park, this delightful family home offers 5 spacious bedrooms, with the master suite providing an ensuite, along with a variety of living options including a sweeping open plan family room with living, dining and kitchen, a separate theatre room, and a sheltered alfresco to overlook the lawned gardens. The home sits on a 484sqm\* block, with its classic façade offering an appealing design, while the 186sqm\* interior allows a flexibility in its floorplan to create a residence that truly meets your needs. Features of the home include:- Contemporary kitchen, with modern cabinetry to both the upper and lower, stone benchtops, an in-built stainless-steel oven, gas cooktop and rangehood, plus a corner pantry and dedicated fridge recess, with a freestanding island bench, perfect for casual dining or entertaining around - Spacious open plan living and dining area, with low maintenance tiling throughout, downlighting and sliding door access to the alfresco and gardens - Large theatre room with soft carpet to the floor, plenty of natural light and an open design to allow an easy flow between spaces

- Oversized master suite to the front of the home ensuring full use of those parkland views, with soft carpet to the floor, a walk-in robe and ensuite with dual vanity, glass shower enclosure with twin shower heads and a private WC- Four further bedrooms, all well-spaced with carpeted flooring and either built-in or walk-in robes
- Family bathroom, centrally placed for ease of use, with a bath, shower enclosure and vanity, plus separate WC- Laundry with direct access to the side garden for drying, and a linen closet to the hallway
- Substantial tiled hallway on entry to the home
- Ducted evaporative air conditioning throughout
- Under roof alfresco area with paving and direct access to the main family room for seamless indoor to outdoor living
- Lawned rear yard, fully fenced for peace of mind, with a border of greenery
- Neat and tidy front garden with lawn and established plant life
- Double remote garage Currently tenanted until 24/11/2024 at \$572 per week, this 2015 wonderfully built property is located in a family orientated setting, with a choice of parkland including the impressive option directly opposite with its vast green space and play equipment, as well as the epic Vista Private Estate Park just a few steps further. The Singleton Shopping Centre provides a range of retail outlets, along with a popular doctors surgery and dentist, ensuring you have everything you need on your doorstep, and for schooling and childcare, there is a range of quality options within reach. The newly opened Lakelands train station sits nearby whisking you to the CBD in less than 50 minutes, and the sensational coastline, sandy beaches and crystal clear waters of Singleton Beach sit just a quick hop further, offering complete coastal comfort, and an appealing option to both investors and families alike. Contact Katie Clark on 0431 816 597 today to arrange your viewing.

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