

**26 Crocos Circuit, Kalbarri, WA 6536**

**Sold House**

Saturday, 2 December 2023

26 Crocos Circuit, Kalbarri, WA 6536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 797 m2**

**Type: House**



Cheryl Eley

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**\$620,000**

Don't just drive past this one, you really must have a look and trust me from the moment you enter this home you will be pleasantly surprised! it just has that special feel about it. The entrance features a shadowline ceiling with blue lighting that sets the mood right through with the use of bold colors and features that are well thought out with a focus around entertaining and being very comfortable in your home with a touch of "Hollywood" style living that comes with a wonderful sense of style. Things you should know: \*With 4 bedrooms and 2 bathrooms the tiled floors throughout are easy care, the master bedroom is situated at the front of this home and the mood lighting is a feature at your fingertips, the walk in robe is roomy plus the en-suite boasts a block glass window and tiles to the ceiling. The minor bedrooms share the second bathroom also with a block glass window and tiles to the ceiling. With DC fans in every room, split system A/C in the main bedroom and lounge area there is ducted evaporative air conditioning in all the rooms that is very efficient.\*This beautiful bright home with it's open-plan living area offers a unique kitchen with feature cupboards and Gas Stove, electric oven, dishwasher, lights in the pantry and an electric hot water system under the sink for instant hot water "wow". \*Step through double glass doors in the lounge area to a timber lined gable roofed entertaining area that will knock your socks off, everything has been thought of with a full outdoor kitchen with 5 burner beefeater BBQ, separate Wok burner, Beefeater overhead rangehood plus sink, this is another complete kitchen with everything at your fingertips and the seated area has a controlled drop down roof mounted 65cm TV, Tahitian ceiling fans with everything electrical operated from a wall mounted control panel equipped with dimmers.\*It's about here that I need to mention that the owner is a retired electrician and the features that have been thought of are special, easy to operate and add to the "Hollywood" style of this home.\*Still in the outdoor area and there is a split level lounge area with an Acadia wood fire heater with surrounding blinds and a tranquil garden in the background that compliments a Lanark 5 seater spa with therapeutic massage jets and the mood lighting from above and in the gardens.\*A carport for 2 cars with a panel door that gives access through to the rear 12 x 6 fully insulated shed with 3 phase power, built in work benches and overhead mezzanine storage there is also a 8 x 3.8 fully insulated caravan or small boat shed with side access through to the main shed.\*At the back of the sheds is the 4500ltr rainwater tank plus a small garden/wood shed and wash-down/filleting sink.\*With areas of synthetic lawn (maintenance free) this home is a perfect lock & leave that has Swann security cameras that are accessible on an App on your phone and did I mention there is also a 3.2kw Solar system. To arrange your private viewing of this impressive residence give me a call anytime Cheryl 0427 981 955 I have lived in Kalbarri for 28 years and been selling real estate for 22 years, I'm happy to help you with your property journey.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.