

# 3 Maynard Way, Karrinyup, WA 6018

Initiative

## Sold House

Friday, 1 September 2023

3 Maynard Way, Karrinyup, WA 6018

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 857 m2

Type: House



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**\$1,600,000**

**\*\*\*Home Open Canceled!\*\*\*** Perfectly positioned in one of Karrinyup's most sort after pockets, 3 Maynard Way embraces the classic English Tudor style, bursting with charm and character. This grand 4 bedroom 3 bathroom, two-storey home is filled with warmth and is positioned only a stones throw away from Sandover reserve, two world-class golf clubs and Karrinyup Shopping Centre. As you step through the double front doors you are greeted by the sunken lounge with a gorgeous bay window, splendidly overlooked by a large formal-dining room and enjoys views out to the rear swimming pool through delightful French windows. A matching French door provides access to a tiled kitchen and meals area (the latter playing host to a feature pitched gazebo-style ceiling) that also looks out to the pool and an adjacent floodlit half-size tennis court. The kitchen itself comprises of a classic central island range hood and five-burner DeLonghi gas cooktop, a separate Westinghouse oven/grill, a stainless-steel Miele dishwasher, double sinks, and a large walk-in pantry. Also on the ground level are a study with timber floors and shelving off the front entry, the family room (with wood flooring, a wood fireplace and access to the back entertaining patio with café blinds), another huge games/television room with original brickwork, soaring high raked ceilings, split-system air-conditioning and a gas bayonet (off the family room), a light, bright and functional laundry with ample storage options and access to the drying courtyard and a third bathroom with a shower, toilet, vanity and storage directly opposite. Upstairs, the sleeping quarters are headlined by a massive master-bedroom suite with linen storage, a generous walk-in wardrobe, and a light-filled ensuite bathroom with shower, separate toilet, plus twin "his and hers" vanities. The large main bathroom servicing the other three bedrooms has its own bubbling spa bath and a separate shower. High ceilings, feature ceiling cornices and skirting boards are commonplace throughout the upper level where the second and third bedrooms are spacious, carpeted, filled with natural light and have built-in robes. The fourth bedroom is also huge and has carpet, built-in robes of its own and access into the roof/attic for extra storage. There is also a generous double lock-up garage with access through to the backyard via a handy storage/workshop area. The budding tradesman of the house will be very happy indeed. Features include ducted r/c air-conditioning upstairs, a ducted vacuum system, formal ceiling roses, a tiled entry foyer with storage cupboards on either side, an upstairs powder room, ample upper-level hallway linen storage, a lovely bay window in the second upstairs bedroom, a gas hot-water system, reticulation, rocky poolside gardens and a side-access gate. The property is also close to Karrinyup Primary School, Carine Senior High School, other excellent educational facilities, the exciting Karrinyup Shopping Centre redevelopment, Hamersley Public Golf Course, public transport, the freeway and some of Perth's finest beaches. There is so much for you and your loved ones to look forward to here. Main features • 4 bedrooms, 3 bathrooms • Renovated master ensuite • Separate study near the front entrance • Three large living areas • Beautiful Formal and casual dining • Large outdoor entertaining area • Swimming pool with gorges surrounding plantations • Half-size floodlit rear tennis court or mini futsal court • Double garage with a storeroom/workshop area • Ducted vacuum system • Large 857sqm (approx.) • Built in 1981 (approx.) Location • Underground Power • 170m - Sandover Reserve • 180m - Lake Karrinyup Country Club Golf Course • 1.1km - Hamersley Golf Course • 1.2km Karrinyup Primary School • 2km - Karrinyup Shopping Centre • 3.3km - St Mary's Girls School • 3.8km - Mettams Pool • 3.9km - Trigg Beach Contact Cina Ghiassi TODAY for more information: P: 0411 809 708 E: [cina.ghiassi@harcourts.com.au](mailto:cina.ghiassi@harcourts.com.au) 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.