

**3 Stipa Court, Gwelup, WA 6018**



**House For Sale**

Friday, 17 May 2024

**3 Stipa Court, Gwelup, WA 6018**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 459 m2**

**Type: House**



Russell Dohmen  
0892461434

## UNDER OFFER

Barely a few years young, this immaculate 4 bedroom 2 bathroom double-storey residence occupies a tranquil cul-de-sac location within the tightly-held "Thomas Mews Lakes Estate" pocket of Gwelup and offers quality modern family living and entertaining, only walking distance away from the KW Café at Karrinyup Waters Resort - and just minutes from everything else. It truly is the complete package with everything you could ever want or need - all in the one place.

Upstairs, the separate minor sleeping quarters are carpeted for comfort and are made up of a versatile living/retreat area - with a custom computer nook and access to a covered front balcony that captures the morning sunlight, as well as splendid tree-lined views, spacious second, third and fourth bedrooms with full-height mirrored built-in wardrobes, a light and bright main family bathroom with a shower, separate bathtub and twin stone-vanity basins, a separate toilet and a full-height double-sliding-door linen press for good measure. At ground level, a tiled entry foyer reveals a large and carpeted front theatre room, behind the privacy of double cavity sliding doors. There is an under-stair storeroom and a powder room within this part of the floor plan, as well as a functional laundry with a sleek stone bench top, under-bench storage, a full-height double-sliding-door linen/broom cupboard and external/side access for drying. A huge king-sized master suite is also carpeted and shut off from the world by a cavity slider, also playing host to a central feature pendant light, a fitted walk-in robe with drop-down-ladder access up to a handy storage attic and a sumptuous fully-tiled ensuite - separate toilet, twin "his and hers" stone vanities, under-bench storage, rain/hose shower with a frosted-glass door and more. A separate single door encloses a commodious open-plan family, dining and kitchen area where tiled flooring, a built-in stone study nook (with over-head and under-bench cupboard space), a gas bayonet for heating and a media nook on the wall are all complemented by the sight of cockatoos flying past the property in the morning - and again at night.

The stylish kitchen itself is well-equipped with sparkling stone bench tops, a breakfast bar, double sinks, an integrated Smeg range hood, a Smeg Induction cooktop, a Smeg oven/grill, an integrated Bosch dishwasher and a scullery with a Seima sink, more stone counter tops, an integrated Smeg microwave and a walk-in pantry. Outdoors and off the family room, you will discover an oasis of a backyard setting with lawn for the kids and pets to run around on, a shimmering below-ground heat-pump swimming pool and a fabulous rear entertaining alfresco that overlooks it all - complete with a gas bayonet for a barbecue, a ceiling fan and ZipTrak café blinds for full enclosure and protection from the elements. Stroll to picturesque lakeside parks and reserves too, with Gwelup's wonderful "Secret Garden" also nearby - along with bus stops and a host of fantastic children's playgrounds. The prestigious Lake Karrinyup Country Club, Carine Senior High School, Primewest Gwelup Shopping Centre, Lake Gwelup Primary School and beautiful Lake Gwelup itself are all merely minutes away in their own right, with other highly-regarded schools, the new-look Karrinyup Shopping Centre, the Hamersley Public Golf Course revamp, the freeway, Stirling Train Station and glorious beaches - including the revitalised Scarborough Beach esplanade - all within an extremely close proximity, as well. An unrivalled living experience awaits you and your loved ones here, from within these very walls!

Other features include, but are not limited to;

- Solid two-course slab construction - with double insulation
- Feature entry door
- Quality Caesar Stone bench tops throughout
- 5kW solar power-panel system
- Ducted reverse-cycle air-conditioning system - with feature linear grills
- Internal and external CCTV security cameras
- Security-alarm system
- Alhwa video/doorbell intercom system
- Integrated audio ceiling speakers to the master suite, theatre room, open-plan living and outdoor-alfresco areas
- White plantation window shutters
- Feature stepped "trio" ceiling cornices
- Feature skirting boards
- NBN fibre-to-premise internet connectivity
- Outdoor power points
- Quality concrete aggregate
- Instantaneous gas hot-water system
- Easy-care lawns and gardens
- Reticulation
- Remote-controlled double lock-up garage with internal shopper's entry and outdoor access down the side of the property
- Side access
- Low-maintenance 459sqm (approx.) block
- Generous 13.7-metre (approx.) frontage

Disclaimer: This information is provided for general information and marketing 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. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.