

**30 Richards Crescent, Craigie, WA 6025**



**Sold House**

Monday, 9 October 2023

30 Richards Crescent, Craigie, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 830 m2**

**Type: House**



Dean Demos  
0412792699

**\$915,000**

**WHAT:** End Date Sale **WHEN:** All offers by 6pm Wed 25th Oct 2023 **PRICE GUIDE:** Suit buyers in the \$800,000s

A modern family home brimming with features and nestled in a tranquil section of Craigie behind Kangaroo & Kookaburra filled bushland, this rare as hens teeth property boasts potential for multi generational living as originally planned for by our current Vendors. Built in 2013 with Collier Homes, this home has all the modern features you would expect such as high ceilings to the living areas, ducted reverse cycle A/C, a theatre room, plenty of storage, a spacious master suite and a huge gourmet kitchen. Being perched on a generous 830sqm lot has allowed for the approval and construction of an 83sqm ancillary dwelling. Unfortunately not 100% internally finished, the property still gives you the launchpad to secure a truly unique and modern living arrangement. Ideal for and designed for multi generational family living, the home also potential provides an additional income generator for those looking to boost their income. Alternatively, for those looking for a huge drive in workshop or fully serviced home office / work studio, this property gives you what you need with its versatility. In place already is a bathroom, toilet and sectioned home office. Located just moments to Whitfords Catholic Primary School, Craigie Heights Primary School, numerous local parks (great for kids and pets) and Craigie Plaza Shopping Mall, with the Whitfords Train Station, Craigie Leisure Centre, Mullaloo Beach and Westfield Whitford City Shopping Centre & Edith Cowan University only a short drive away. This remarkable property has to be seen to be appreciated. Please note that the ancillary/granny flat not completed inside and is sold as is. All offers will be written and presented to the vendors by 6pm on Wednesday 25th Oct 2023

**Features include but not limited to:**

- 2013 built by Collier Homes
- Large master suite with fitted walk in robe
- Huge ensuite bathroom with full height tiling, dual vanities, spacious walkthrough shower, deluxe spa bath and separate toilet
- Two well proportioned bedrooms with double sized built in robes
- Home office / 4th bedroom
- Dedicated theatre room with recessed ceiling
- Large main bathroom with oversized shower, bathtub and full height tiling
- Gourmet chefs kitchen with soft close drawers, LG dishwasher 900mm oven and gas cooktop plus huge walk in pantry
- Roomy laundry with direct access to washline
- Large walk in linen cupboard
- Additional internal storeroom
- Jazz cornicing to most areas
- Ducted Panasonic Inverter reverse cycle A/C with My Air zone control
- Huge alfresco entertaining area
- NBN internet
- Multiple hard wired data points throughout the home
- 3 phase power connection
- Tinted windows
- CCTV system with 24hr motion detection unit
- Oversized double garage with direct through access
- Abundance of external lighting
- 83sqm DA approved granny flat/workshop/ancillary
- Auto reticulated gardens
- Generous 830sqm block
- Uninterrupted bushland views