

35 Karreen Way, South Guildford, WA 6055



Sold House

Monday, 14 August 2023

35 Karreen Way, South Guildford, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 375 m2

Type: House



Glenn Buckley
0893624489



Ally Carvallio
0893624489

\$675,000

MOTIVATED SELLER HAS INSTRUCTED US TO PRESENT "ALL REASONABLE OFFERS" Introducing your dream home in South Guildford! This spacious 3-bedroom, 2-bathroom gem boasts a fantastic study and a separate home theatre, providing the perfect blend of functionality and luxury. As you step inside, you'll be greeted by a stylish and open floor plan. The living spaces are thoughtfully designed, offering ample room for relaxation and entertainment. The separate home theatre is a standout feature, ideal for movie nights or enjoying your favorite shows in a private setting. The well-appointed kitchen is a chef's delight, with modern appliances and plenty of counter space. Whether you're a seasoned cook or just love hosting dinner parties, this kitchen is sure to impress. The master bedroom is a retreat of its own, complete with an en-suite bathroom and walk-in his and hers closets. Two additional bedrooms offer comfortable accommodations for family or guests. The study provides the perfect space for remote work or a quiet place to read and relax. One of the outstanding features of this home is the solar PV system, which not only reduces your energy bills but also contributes to a more sustainable lifestyle. You can enjoy eco-friendly living while saving on electricity costs. Outside, the outdoor area is perfect for barbecues, gardening, or simply unwinding in the sun. The location, within the Rosehill Waters Estate in South Guildford offers convenience and access to amenities, making this property an ideal place to call home. Don't miss the opportunity to make this exquisite property yours. Contact us today to schedule a viewing and experience the charm and comfort of this 3-bedroom, 2-bathroom + study home with a separate home theatre and a solar PV system in South Guildford. Your dream home awaits! Just some of the many features include, but are not limited to :--

- 3 Queen size bedrooms with his & hers WIR to master and BIR to the others-
- 2 sparkling bathrooms with glass shower screen and porcelain basins-
- Separate home theatre with complete set up including surround sound-
- Separate study (Could easily be converted to a 4th bedroom)-
- Large open plan living, meals kitchen-
- Kitchen with stone benchtops, overhead cupboards, 900mm induction cook top, oven and rangehood-
- Split air conditioning to all bedrooms & living areas-
- Security screen doors-
- High ceilings to main living area-
- Skirtings-
- Stanford internal profile doors with lever style door hardware-
- Alfresco under main roof with roller Cafe style blinds for year round entertaining-
- Solar PV system-
- Double garage with remote sectional door-
- Low maintenance gardens-
- Close to lovely Parklands-
- and so much more

You simply won't want to miss this beautifully presented property. Available to view 7 days a week. To make your appointment to view, contact Glenn Buckley on 0429991896 or Ally Carvallio on 0403273932. Disclaimer: Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.