

**40B Francis Avenue, Karrinyup, WA 6018**

— Initiative

**Sold House**

Thursday, 16 November 2023

40B Francis Avenue, Karrinyup, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 268 m2**

**Type: House**



Cina Ghiassi  
0861544700

**\$1,100,000**

Modern Build & Desirable Location!Cina Ghiassi Presents...40B Francis Avenue, Karrinyup This beautiful 2021 built family home is located within a small desirable pocket of land a stone's throw away from the hustle and bustle of the Shops, Restaurants, and Entertainment of Karrinyup Shopping Complex. You will be amazed at how comfortable living can be in this 254 SQM internal living area, double-story home featuring 3 bedrooms, 2 Bathrooms, large theatre, study and an open plan living. Entering the residence, you are welcomed by an elegant open plan Living Dining and Kitchen with timeless finishes throughout. The beautiful Kitchen with its stone bench tops and high-end appliances, boasts a separate scullery as well as a large pantry fit for the most enthusiastic of cooks. This truly is the heart of the home as the spacious open-plan dining, living, and modern kitchen offers a seamless connection out to the undercover alfresco area, perfect for easy-care outdoor living.A spacious ground-level master-bedroom suite will impress you with its large walk-in wardrobe, generous ensuite bathroom which is tiled floor to ceiling, and well-thought-out positioning from the remaining bedrooms on the second floor. Moving upstairs where the remaining two bedrooms, theatre, family bathroom, and Study/Activity area with its own balcony overlooking Gwelup Lake and City views, complete the home. Only moments from beautiful parks, fantastic schools, Karrinyup Shopping Centre, and the stunning Perth coastline, this house offers not only a home but an incredibly flexible lock-up and leave lifestyle. Features: • Open-plan dining, living, and kitchen• Modern kitchen with Scullery and Large Pantry• Ground floor Master bedroom with large walk-in robe and private ensuite• Undercover alfresco with easy-care gardens• Two generous secondary bedrooms with robes• Large Home Theatre with in-built speakers• Bathrooms are tiled floor-to-ceiling• x3 WC's• Solar Panels• Central Air conditioning system• Hybrid tiled flooring throughout living areas• Plush carpets in bedrooms & theatre• Secure double garage• Modern Laundry• Study / Activity Area• Low maintenance property• Built-in 2021 | 254 SQM Internal living areaLocation:• 100m - Closest Bus Stop• 250m - Karrinyup Shopping Centre• 250m - Ramsay & Finnerty Park • 300m - Lake Gwelup Reserve • 450m - Lake Karrinyup Golf Course • 1.2km - Karrinyup Primary School • 1.7km - Hamersley Golf Course • 1.8km - Newborough Primary School • 2km - Farmer Jacks Gwelup • 2.9km - St Mary's Girls School • 3.4km - Trigg Beach • 4.5km - Scarborough Beach • 13km - Perth CBD Contact Cina Ghiassi TODAY for more information: P: 0411 809 708 E: cina.ghiassi@harcourts.com.auDisclaimer: 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.