

42 Cressbrook Way, Carine, WA 6020

Sold House

Saturday, 16 September 2023

42 Cressbrook Way, Carine, WA 6020

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 720 m2

Type: House

\$1,210,000

Karen Riches is proud to present to you 42 Cressbrook Way, Carine. A fantastic 3 bedroom 2 bathroom, plus study family haven that has been fully renovated to a very high standard and occupies a wonderful location on one of the suburb's most sought-after streets, within footsteps of the lush Cressbrook Reserve, picturesque Star Swamp bushland walking trails, both Carine Primary and Carine Senior High Schools and so much more. A spacious and sunken front lounge and study area with statement French bay windows is newly painted and carpeted for comfort and has a gas bayonet for heating – all overlooked by a freshly-carpeted dining room with a feature skylight that naturally illuminates the immediate surrounds and complemented with beautiful matching statement feature lighting pendants in both spaces. A beautifully-tiled open-plan family, meals and kitchen area has a gas bayonet of its own, alongside quality window treatments, another skylight and split-system air-conditioning for climate control. The kitchen itself is very generous in its proportions and plays host to a walk-in pantry, new double sinks, a new tap, an over-sized fridge recess, a five-burner Omega gas cooktop, new Omega double oven and a SMEG dishwasher. Away from the minor sleeping quarters and at the front of the house lies a large newly-carpeted master-bedroom suite with a gorgeous French bay window to wake up to, as well as a remote ceiling fan, split-system air-conditioning and a decent walk-in wardrobe. Its fully-tiled and newly renovated ensuite bathroom defines relaxation and comes luxuriously equipped with a walk-in rain/hose shower with a sunken floor, a frameless shower screen, a sleek stone wall-hung double vanity, three-door mirrored cabinetry (with lots of power points), a toilet and double heat lamps. The second and third bedrooms are newly carpeted too and comprise of remote-controlled ceiling fans, new split-system air-conditioning units and full-height mirrored built-in robes. The updated and fully tiled main family bathroom caters for everybody's personal needs in the form of a new semi-frameless shower and a separate bathtub. Externally, the private backyard-lawn area is huge and leaves ample room for a future swimming pool if you are that way inclined, while enjoying splendid tree-lined parkland views at the very same time. It is all overlooked by a terrific outdoor patio-entertaining area off the main living zone, complemented by a firepit area and a paved courtyard with an open brick wood-fire barbecue to impress your guests with. Doubling as the perfect “man cave” or as a dream setup for the budding tradesperson of the house, a massive powered 35sqm (approx.) workshop shed at the rear boasts plenty of built-in storage, tiled flooring and a roller door for total security, putting the finishing touches on what is a very special property indeed. Pristine swimming beaches are less than a couple of kilometres away, with the freeway and public transport nearby and the likes of local and major shopping centres and the sprawling Carine Open Space all within a very, very close proximity. This is exactly where you want to be living – of that, there is no doubt!

OTHER FEATURES:

- * Pleasant backyard views from the kitchen, allowing parents to keep an eye on the kids at play
- * Large laundry with double stainless-steel wash troughs, a sewing nook, ample storage space and outdoor access to the rear
- * New taps throughout
- * New separate 2nd toilet
- * Double linen press, off the entry
- * 6.66kW Canadian solar-power panels – installed in 2021 (with a 5kW Fronius inverter)
- * High ceilings throughout
- * Freshly painted throughout
- * Ducted-vacuum system
- * New pendant light fittings in the front lounge and dining rooms
- * Feature LED down lights with dimmers
- * New glasswork to the front door, the double French lounge-room doors and the second-bathroom window
- * Block-out blinds to all bedrooms
- * New door handles
- * Feature ceiling cornices in the formal lounge and dining rooms
- * Feature skirting boards
- * New light switches and power points throughout
- * Sensor lights in garage and at front door
- * New 2022-installed instantaneous gas hot-water system
- * Low-maintenance landscaped front and rear gardens, with new lawn added
- * Full reticulation (on a shared bore)
- * Remote-controlled double lock-up carport, plus a connecting single carport just behind – making it secure under-cover parking for up to three vehicles in total
- * Gated access for secure trailer parking, behind the drive through garage
- * Approved designs already in place for large extensions to be completed (by the City of Stirling in 2023), with any future major additions by the incoming owner ready to be ticked off
- * Large 720sqm (approx.) block
- * Built in 1988 (approx.)
- * Carine Primary School and Carine Senior High School catchment zones
- * Easy access to transport and the freeway
- * Close to more shopping at the revamped Karrinyup complex
- * Minutes away from public and private golf courses

Contact KAREN RICHES now to find out more about this exceptional family home – and what it has to offer you and your loved ones. Rest assured, you won't be disappointed in any way, shape or form!

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