

**42 Pawlett Way, Karrinyup, WA 6018**



**Sold House**

Friday, 3 May 2024

42 Pawlett Way, Karrinyup, WA 6018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 659 m2**

**Type: House**



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**\$1,100,000**

What we love A commanding corner block within a tranquil looped locale is the fitting setting for this charming 3 bedroom, 1 bathroom home that awaits your vision and will definitely benefit from your own personal modern touches being added throughout. The property is in the process of being converted to survey-strata, so if revitalising or redesigning isn't your thing, then there is the potential to start afresh and build your brand-new family abode, just around the corner from Karrinyup Primary School, a playground for the kids and even the exciting Hamersley Public Golf Course revamp – all only walking distance away. The new-look Karrinyup Shopping Centre is nearby, as well. Also in close proximity are the prestigious Lake Karrinyup Country Club and golf-course resort, the freeway, Stirling Train Station, St Mary's Anglican Girls' School, Trigg Point, the revamped Scarborough Beach esplanade and Carine Senior High School (catchment zone). Talk about living convenience.

What to know A spacious lounge room is warmed by wooden floorboards – as is the formal dining area next door, which features split-system air-conditioning. A tiled and contemporary open-plan kitchen and dining area comprises of double sinks, tiled splashbacks, a stainless-steel range hood, electric cooktop, an under-bench oven, and a dishwasher. Servicing the sleeping quarters is a practical bathroom with a bathtub, toilet, and vanity. The laundry has over-head and under-bench storage options, an additional shower and direct external access to the yard. Outdoors, you will find the main covered patio (off the dining room) that encourages all-seasons' entertaining, a separate pergola covering a lovely, paved courtyard, plenty of shade created by the surrounding trees and a "blank canvas" of a garden that can be whatever you want it to be. Extras include split-system bedroom air-conditioning, feature ceiling cornices, skirting boards, an instantaneous gas hot-water system, a rainwater tank and a single carport. The potential here is endless – this is the opportunity you have been waiting for, that's for sure!

Who to talk to To find out more about this property you can contact agent Shirley Heslip on 0437 515 011 or by email at sheslip@realmark.com.au.

Main features

- Large lounge room
- Separate open-plan kitchen and dining area
- Separate laundry – with an extra shower
- Outdoor patio entertaining
- Split-system air-conditioning
- Single carport

659sqm (approx.) corner block

Built in 1973 (approx.)