

45 Clevedon Way, Karrinyup, WA 6018

House For Sale

Tuesday, 14 May 2024

45 Clevedon Way, Karrinyup, WA 6018

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 728 m²

Type: House



Phil Pope

0894471644

Offers

END DATE SALE: All offers presented 29/05/24 (UNLESS SOLD PRIOR)THE HOMEPerched on a spacious family-sized block that is stunningly surrounded by gorgeous treetops and sits just metres away from beautiful Hamersley Public Golf Course and its ongoing revamp, this inviting 4 bedroom 1 bathroom home offers a perfect canvas for either immediate living or personalised renovations and extensions. The potential of this property is boundless, promising the ideal blend of location and opportunity. Boasting solid foundations and ample space - particularly outside, this delightful residence allows you to envision and create your dream lifestyle, tailored to your unique tastes. Embrace the charm of a tranquil and well-established neighbourhood, coupled with the allure of your own private haven near the greens!

NEED TO KNOW

- 4 bedrooms, 1 bathroom
- Gated and paved courtyard entrance - with an additional gate leading to the backyard
- Sunken and tiled front lounge room with charming brickwork, high cathedral-style raked ceilings, a ceiling fan, split-system air-conditioning, a gas bayonet for heating, a Vulcan wood-fire heater and a splendid leafy window aspect to enjoy
- A single privacy door shutting off the tiled central kitchen from the entry and lounge room - also revealing double sinks, a double storage pantry, tiled splashbacks, over-head and under-bench storage options, a breakfast bar, range hood, stainless-steel Smeg gas-cooktop and oven appliances and a sleek white Asko dishwasher
- Adjacent tiled dining room
- Tiled family/living room - next to the dining room - with painted brick feature walls, split-system air-conditioning, its own gas bayonet, shelving and alfresco and backyard access
- Separate sleeping quarters, closed off by a single door next to the family/living room
- Tiled bedrooms for easy-care living, inclusive of a larger master with folding-door "his and hers" built-in wardrobes, plus lovely views out to the backyard
- 2nd bedroom with two sets of wall-to-wall and side-by-side built-in double robes
- 3rd bedroom with two lots of double BIR's also
- Generous 4th bedroom - or potential home office/study - with two sets of double BIR's, as well as split-system air-conditioning and a pleasant rear-yard outlook
- Practical bathroom with a shower, toilet, vanity and heat lamps
- Laundry off the kitchen, with wall-to-wall cupboards - and further under-bench storage
- Powder room
- Small hallway linen press
- Huge pitched outdoor patio-entertaining area
- Spacious backyard-lawn area - with heaps of room for a future swimming pool
- Large paved courtyard, for further outdoor entertaining out back
- Outdoor brick barbecue
- Lock-up rear garden/workshop shed - with a connecting lean-to
- Ducted-evaporative air-conditioning
- Feature skirting boards
- Security doors and screens
- Outdoor power points
- Instantaneous gas hot-water system
- Low-maintenance established trees and gardens
- Four (4) raised rear garden beds - or potential vegetable patches
- Lemon tree
- Reticulation
- Remote-controlled double lock-up carport with gated drive-through/rear access to the backyard for extra secure parking
- Large 727sqm (approx.) block
- Side access

THE LIFESTYLE Stroll to Perth's premier retail and entertainment complex at the new-look Karrinyup Shopping Centre, as well as a plethora of lush local parklands and sprawling Lake Gwelup walking trails. The prestigious Lake Karrinyup Country Club and golf course is also nearby, whilst this promising abode also nestled within the Carine Senior High School catchment zone and is only a stone's throw away from St Mary's Anglican Girls' School. Glorious swimming beaches, pristine natural bushland, public transport and even the freeway - it's all very much within arm's reach. No matter what you decide on doing in the short-term, the lifestyle you desire awaits you here, from within these very walls. Contact Phil Pope on 0416 065 779 today!

Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.