

# 46 Harden Park Trail, Carramar, WA 6031

## House For Sale

Wednesday, 6 December 2023

46 Harden Park Trail, Carramar, WA 6031

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



Gemma Andrews

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**\$720,000+**

Positioned in the highly sought-after Wildwood estate in Carramar, this home has absolutely everything. Discover the epitome of luxurious living in this exceptional residence! It offers a host of impressive features, including parking for your boat or caravan, a dedicated theatre room, a spacious games room for entertainment, and a refreshing pool to enjoy. This home truly encompasses everything you desire for a life of comfort and style. From the moment that you arrive, you will appreciate the work that has gone into presenting this home for sale. This is an immaculate and large family home that offers so many extras which are often hard to find. The front garden has been landscaped with native, water-wise planting, a new decked entrance, additional car parking and secure boat or caravan parking behind double gates. This home faces beautiful bush properties and is just a short walk to Joseph Banks Secondary College, shops and cafes. Step inside and you'll immediately feel at home. In the master bedroom, you'll find two large walk-in wardrobes, stylish plantation shutters and a resort-style ensuite bathroom complete with an indulgent spa bath, WC, vanity unit, shower and heat lamps. Next is the home theatre, a whopping 4.5m x 4.3m (approx.) in size with double doors, an ideal space for your family to relax together. The heart of the home is an expansive open-plan design that seamlessly connects the living area, games room, kitchen, and office space. Bathed in natural light, this inviting space boasts floor-to-ceiling windows that complement the generous layout, providing ample room for substantial furniture. The kitchen serves as the focal point for entertaining, featuring expansive benchtops, a spacious cooktop, a wall oven, a designated microwave shelf, a dishwasher, a tucked-away corner pantry, and abundant storage options. Every detail has been designed for ease and functionality. Experience spacious luxury in the three rear bedrooms, each generously appointed with ample wardrobe space. Bedroom two boasts pool views and a convenient door connecting to the bathroom, offering the flexibility of a semi-ensuite for your convenience. Step into a resort-like ambience outdoors! The games room seamlessly extends to a decked alfresco area, providing a picturesque backdrop overlooking the pool. Ideal for both entertaining and family gatherings, the alfresco space is a private haven, ideal for barbeques and alfresco dining. The pool is surrounded by secure, yet stylish glass pool fencing and surrounded by low-maintenance liquid limestone for chic and hassle-free living. Add some plants in pots to create your own tropical oasis. Discover modern convenience in the laundry, featuring a spacious walk-in store room—a perfect solution for larger families. A separate toilet adds to the practical layout, and a sliding door with a security screen opens up to the side of the property. This outside area offers an expansive versatile space, currently utilised for extra parking with power for your caravan, but with the potential for customisation. Tailor the length to your liking, whether for additional garden space or to accommodate your family's unique requirements. The total side space spans approximately 16.5m by 3.6m (approx.), providing a canvas for you to shape to your own needs. FEATURES: 525sqm block in Carramar's Wildwood estate. Freshly painted home with new carpets throughout. Saltwater swimming pool, fully fenced with glass pool fencing. Brand new Davey pool pump and filter, brand new chlorinator and pool light. Extensive liquid limestone surrounds the pool and to the side of the home. Decked entertainment area, accessible from the games room. Office/homework space off the kitchen. 29 course, double garage with a loft ladder up to boarded loft space. Security system and security screen doors. Video intercom. Ducted reverse cycle air conditioning throughout. Gas bayonet in main living area. Walk-in linen cupboard for extra storage. No expense has been spared, this beautifully presented Celebration Homes property ticks every box and will be snapped up. Disclaimer: 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.