

# 49 Bushland Retreat, Carramar, WA 6031



## Sold House

Wednesday, 23 August 2023

49 Bushland Retreat, Carramar, WA 6031

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: House

**\$1,065,000**

**\*What we love;** Is to showcase this absolutely sensational, stylish, & renovated, country style lifestyle. Proudly positioned in a magnificent semi-rural location, with the countryside as your back yard, yet with the convenience of Perth, Joondalup and Wanneroo, just a few minutes' away. Imagine life "footloose and fancy free". This luxury home is filled with kindness and love from the moment you drive through the gates. Prepare to be inspired. Set in extensive grounds, consisting of 1.01ha/2.5acres/10,000m<sup>2</sup>, encapsulated with your own oasis, surrounded with native flora, fauna and fruit trees, complete with the peace and tranquility that this rare opportunity presents. Allowing the best of both worlds, you can relax into your country lifestyle and enjoy the benefits of the city at your doorstep. This absolutely gorgeous property, has plenty of room to suit the growing family. It also comes complete with shire approvals to build your own granny flat.

**\*Subject to conditions** 3 great sized bedrooms, 2 bathrooms, open plan family room with sunken lounge, dining area & kitchen, plus large games room/extra bedroom (currently being used as a home office). This property has so much potential to add the extras if required, in order make it your dream home. There's room for an infinity pool, plus tracks around the property for the kids to ride their bikes. What better way, to enjoy this fantastic lifestyle and embrace the enjoyment all year round. **\*About the Location** Situated in an outstanding location, perfect for the golf and motocross enthusiasts, or those who just simply love the outdoor lifestyle. This superb property is located just a short drive to both primary and secondary schools, Lakeside Joondalup and Wanneroo shopping centres, ECU university, public transport links, plus of course Perth's beautiful white sandy beaches are only 15 minutes away. **\*Features\*** Gated entrance, with ample parking **OPEN PLAN FAMILY LOUNGE AND DINING AREA**, with soaring high raked ceilings & patio doors, leading to the alfresco entertaining area. Lounge room includes a stunning wood burner. **Modern, KITCHEN**, fitted with granite benchtops, complete with an abundance of space, cupboards, drawers and island bench. Featuring a breakfast bar, double fridge/freezer recess, oven with cooktop and range hood, all with views overlooking the grasslands. **Huge versatile GAMES ROOM/HOME OFFICE/4th BEDROOM KING SIZED MASTER SUITE** - featuring, massive walk-in robe, resort style en suite bathroom with large vanity, bath, shower, heated towel rail, plus WC. **GUEST/FAMILY BEDROOMS**; queen sized, fitted with robes. **FAMILY BATHROOM** with vanity, bath, shower, heat lamps & separate WC. **Huge LAUNDRY**, with plenty of cupboard space and access to the drying area. **Linen cupboards\*** **Extras\*** Complete with shire approvals and plans, to build your own granny flat. **\*Subject to conditions** Covered alfresco seating areas Room to design your own infinity pool **\*Subject to approvals** Covered 3 car carport Security gates with power provision Security screens & Cameras Alarm system Split system air conditioning units Fans Solar panels - 6kw Bore - No mains - No water rates! Energy efficient Plantation shutters Room for extra cars, boats, caravan, trucks Driveway conveniently designed in a loop for easy truck access Downlights New carpets 50,000 litre bore water tanks with 2 filters Septic tank New hot water system Sheds x 4 Workshop with power & water Bore reticulation on a separate pump Firehose Ducted vacuum Built in 1982 **Disclaimer:** The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.