

**50 Litchfield Crescent, Carramar, WA 6031**



**Sold House**

Wednesday, 27 September 2023

50 Litchfield Crescent, Carramar, WA 6031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 529 m2**

**Type: House**

**\$690,000**

Welcome to 50 Litchfield Crescent, your dream family home nestled directly across from a serene local park in the sought-after suburb of Carramar. Centrally located with an array of local shops, cafes, and gyms all less than 1km from your doorstep, a convenient lifestyle awaits the next lucky homeowner. The street appeal of this modern red brick home, with a huge shady feature tree, expanse of established lawn and well-kept driveway, all create a picture-perfect introduction to this inviting home. Inside, there's room to move, play and entertain with four bedrooms, two bathrooms, theatre and study all sprawled across 227sqm of living space, all on a generous 529sqm block. The well-planned and generous layout is apparent the instant you step through the double door entry into the spacious entry foyer. From here, you'll find double doors leading to an expansive theatre room, a separate study (which could serve as an ideal nursery or fifth bedroom), and a very sizeable master suite. At the heart of the home lies the kitchen, complete with a walk-in pantry, abundant cupboard space, and a spacious island bench creating an inviting space for family gatherings. This well-equipped kitchen overlooks the open meals, family and games area while seamlessly connecting the outdoor living and entertainment space. The three additional bedrooms all enjoy plenty of space and storage, two with walk-in-ropes and a separate walk-in linen closet sits adjacent the laundry and main bathroom. Experience year-round comfort with ceiling fans to all bedrooms, theatre and living areas for efficient cooling plus a state-of-the-art multi-zoned air conditioning system, featuring eight zones with flow control to enhance your comfort. Added return air grills in the theatre room and master bedroom ensure efficient operation, even when doors are closed. Plus, a 6kw+ solar panel system guarantees budget-friendly comfort, regardless of the weather. The spacious and low-maintenance side yard with synthetic grass and an undercover patio for entertaining completes this perfect family home.

Summary of Features:

- Master bedroom with an ensuite and walk-in robe
- Three additional bedrooms (two with WIR, one with BIR), all with block out roller blinds
- Study or Home Office
- Large enclosable Theatre Room
- A central kitchen with large island bench, walk-in pantry, and plenty of storage
- Multi-zoned air conditioning with 8 zones and additional return air-grills
- Ceiling fans in all bedrooms, theatre, and two in the main living area
- Solar Panel System: 5.5kw inverter with 16 panels, totalling over 6kw
- Double lock-up garage with both rear yard and direct shoppers access
- Low-maintenance backyard with an inviting alfresco space

This remarkable home offers a truly exceptional living experience. Don't miss this opportunity. Call Matt today to register your interest to view before it's too late. Discover your new parkside paradise!