

7 Raffan View, Gwelup, WA 6018



House For Sale

Saturday, 13 April 2024

7 Raffan View, Gwelup, WA 6018

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 705 m2

Type: House



Russell Dohmen
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ALL OFFERS BY 25TH APRIL (unless sold prior)

Arguably Gwelup's most tightly-held pocket made up of just three tranquil cul-de-sacs, the "Karrinyup Waters Estate" plays host to this charming 4 bedroom 2 bathroom home that combines seclusion with comfort and will definitely benefit from the addition of your own personal touches throughout to complement its extremely desirable location - only walking distance away from the KW Café at Karrinyup Waters Resort, virtually next door. Graced by gorgeous character ceiling roses, a carpeted open-plan front lounge and dining room is reserved for those formal occasions and precedes two single French doors that eventually reveal a central open-plan family, meals and kitchen area. This tiled main hub of the house boasts high angled ceilings, split-system air-conditioning and a pot-belly wood-fire heater (all found within the family space), with the commodious kitchen itself playing host to double sinks, an over-sized fridge/freezer recess, a breakfast bar, a walk-in pantry and stainless-steel range-hood, five-burner Technika gas-cooktop/oven and Andi-dishwasher appliances. Double French doors lead into a huge carpeted games room with a large picture window looking out to the dining area and kitchen, whilst also enjoying seamless outdoor access to a spacious paved entertaining courtyard down the side of the property, as well as a shaded backyard with lawn and heaps of room for a future swimming pool, if you are that way inclined. Back inside, a carpeted front study has a pleasant bay window and doubles as the perfect nursery - adjacent to an expansive master-bedroom suite-come-retreat. Carpeted, like the rest of the bedrooms, this haven of parental relaxation features split-system air-conditioning and a walk-in wardrobe, off a private ensuite bathroom with a shower, separate "his and hers" twin-vanity basins and access to and from a two-way powder room. Servicing the minor sleeping quarters - where all three spare bedrooms have their own built-in robes - is a practical main family bathroom, with a shower and separate bathtub that help cater for everybody's individual needs. Stroll to picturesque lakeside parks and reserves around the corner, with Gwelup's wonderful "Secret Garden" also nearby - along with bus stops and a host of fantastic children's playgrounds. The prestigious Lake Karrinyup Country Club, Carine Senior High School, Primewest Gwelup Shopping Centre, Lake Gwelup Primary School and beautiful Lake Gwelup itself are all just minutes away in their own right, with other highly-regarded schools, the new-look Karrinyup Shopping Centre, the Hamersley Public Golf Course regeneration, the freeway, Stirling Train Station and glorious beaches - including the revamped Scarborough Beach esplanade - all within a very, very close proximity, as well. If quiet and convenient are what you seek, then this lovely family abode awaits your presence! Other features include, but are not limited to;

- Splendid backyard views from the rear 3rd/4th bedrooms
- Well-equipped laundry with a separate 2nd toilet, a broom cupboard, under-bench storage and access out to the side drying courtyard
- Walk-in linen press
- Feature ceiling cornices
- Instantaneous gas hot-water system
- Reticulation
- Tidy front gardens
- Private and tiered leafy rear gardens
- Two (2) backyard garden sheds
- Double lock-up carport with rear access to the entertaining courtyard and internal shopper's entry via the kitchen - through the back gate
- Comfortable 705sqm (approx.) block
- Built in 1993 (approx.)

Disclaimer: This information is provided for general information and marketing 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. Property is being sold as is. The seller reserves the right to accept an offer at anytime without giving notice.