

88 Clement Drive, Karrinyup, WA 6018



House For Sale

Wednesday, 22 November 2023

88 Clement Drive, Karrinyup, WA 6018

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 810 m2

Type: House



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What we love Set back off the street for privacy and nestled only footsteps away from the sprawling Sandover Reserve and the prestigious Lake Karrinyup Country Club and its world-class golf course around the corner, this spacious 4 bedroom 3 bathroom single-level residence boasts a functional and free-flowing floor plan that can be set up any which way you like. The front study has a high raked ceiling with a fan, with soaring raked ceilings also gracing a large sunken front lounge room (with a gas bayonet and access out to a side patio/sitting courtyard) and the formal-dining room that overlooks it. The central open-plan family, meals and kitchen area has a large skylight, its own gas bayonet, a gas heater on the wall, stylish light fittings, sleek stone-transformation bench tops and splashbacks, double sinks, a water-filter tap, a double pantry, an integrated range hood, a five-burner stainless-steel Fisher and Paykel gas cooktop, a separate Westinghouse oven and a stainless-steel Smeg dishwasher. Essentially tripling personal living options under the one roof is a separate games room behind the peace and quiet of double doors – with shelving and access out to both a patio at the rear and the main outdoor alfresco-entertaining area where two pitched side-by-side patios overlook a massive below-ground solar-heated swimming pool, accompanied by a trickling water feature, a wall fan and a gas bayonet for barbecues. A spacious master-bedroom suite near the entry comprises of a ceiling fan, a large walk-in wardrobe, a side atrium patio/garden and a light and bright ensuite bathroom – shower, toilet, twin “his and hers” vanities, atrium views and all. At the back of the house, you will find the fourth or “guest” bedroom suite that is preceded by what could be utilised as a walk-in dressing room, a second home office or even a nursery. The bedroom has its own split-system air-conditioning unit, plus access out to the second patio and its own ensuite/third bathroom with a shower, separate toilet and twin-vanity basins. What to know The second and third bedrooms both have built-in robes, with the latter also looking out to a gated backyard-lawn area – perfect for kids and pets to run around safely. The main family bathroom consists of a storage cupboard, a powder vanity, skylight, separate toilet and a separate bath and shower room, with heat lamps. There are two side-by-side double linen presses in the hallway, plus a separate laundry with under-bench storage and external/side access for drying. Extras include a feature entry door, timber floors, solar-power panels, ducted-evaporative air-conditioning, additional split-system air-conditioning, skirting boards, a solar hot-water system, security doors, reticulation, a paved rear drying courtyard, a side garden shed, a double lock-up garage and ample driveway parking space for that boat, caravan or trailer you have always wanted. This wonderful family home also sits close to Karrinyup Primary School, Carine Senior High School, other top schools, the new-look Karrinyup Shopping Centre, Hamersley Public Golf Course, public transport, the freeway and the coast. It really is the perfect location! Who to talk to To find out more about this property you can contact agent Shirley Heslip on 0437 515 011. Main features 4 bedrooms, 3 bathrooms Study Formal lounge and dining rooms Open-plan family/meals/kitchen area Separate rear games room Separate master and guest bedroom suites Outdoor patio entertaining Huge solar-heated swimming pool Huge 810sqm (approx.) block with a double garage, lots of driveway parking