

10 Panton Crescent, Karrinyup, WA 6018



House For Sale

Sunday, 23 June 2024

10 Panton Crescent, Karrinyup, WA 6018

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 728 m2

Type: House



Patrick Leclezio

0893855559

New To Market

Built in 1965, this beautifully renovated home retains its original mid-century modern design elements. Features include floor-to-ceiling windows, a long fireplace mantel, rare native Wandoo timber floors, and stunning views over the lush landscaped gardens to the treetops of Karrinyup Reserve and Lake Gwelup. The expansive backyard is perfect for entertaining, with an open-air terrace and a Sunco barbecue directly connected to the gas mains. There's plenty of grass for kids and pets to play on, surrounded by pink-flowered frangipanis, hibiscus plants, birds of paradise and palm trees. A magnificent old deciduous Liquid Amber tree provides cooling shade in summer and lets in plenty of light in winter. The spacious, steel-framed Colorbond workshed offers ample space for all your projects. It's already connected to mains power and internet, with shelves and benches ideal for heavy-duty work or hobbies. An additional garden shed provides extra storage, helping you keep the workshed tidy and organised. With R30 zoning for potential subdivision, you can maximise the use of this property in various ways: Create a rear battleaxe block while retaining most of the existing house and build a driveway along the southern border. Develop two side-by-side 364sqm blocks. Leave the existing 728sqm block as is and extend the house or build a studio in the backyard. Simply enjoy the existing 4-bedroom house and beautifully landscaped gardens. Plans, drawings, and 3D renders of a proposed renovation and studio are available upon request. Features: -Renovated kitchen with walk-in pantry, Delonghi cooktop & oven, Fisher & Paykel fridge, LG microwave & Bosch dishwasher -Renovated bathroom with new shower screen and separate water closet -Separate laundry/mudroom with Simpson 9.5kg washing machine & Electrolux 5kg dryer -Large black cantilever 4-meter umbrella for the backyard terrace -Under-house storage with dog flap for pet shelter, maintaining a constant temperature (ideal for wine storage) Walking Tips: -130m to the nearest park (Karrinyup Reserve) via a footpath shortcut one house up (20m north) -Dog-friendly walk through Karrinyup Reserve, crossing Huntriss Rd to Lake Gwelup off-lead park -300m to Karrinyup Shopping Centre via footpath shortcut from Gwelup St to Paine Ct Closest Transport: -Bus stop "Karrinyup Rd After Gwelup St" (stop ID 11564), a 200m walk via a footpath shortcut from Panton Cres to Karrinyup Rd -Karrinyup Bus Station (4 stands, served by 5 Transperth routes), a 700m walk from 10 Panton Closest Schools: -Karrinyup Primary School catchment -Carine Senior High School catchment -Our Lady of Good Counsel School (Catholic Primary School) -St Mary's Anglican Girls' School (private schooling for girls from Kindergarten to Year 12, with boarding from Years 6 to 12) Discover the charm and potential of this exceptional mid-century modern home. Council Rates: Approx \$1,880 per annum Water Rates: Approx \$1,324 per annum Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.