

**184 Fletcher Road, Karnup, WA, 6176**

**House For Sale**

Friday, 30 August 2024

**RayWhite.**

184 Fletcher Road, Karnup, WA, 6176

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## SPECIAL RURAL RETREAT

Ray White Rockingham Baldivis welcomes you to 184 Fletcher Road Karnup. A gorgeous 297sqm 5 bedroom 2 bathroom plus study gorgeous semi rural residence on 5 acres of land in the highly sought area of Karnup Rural. This property offers a tree-change whilst still being on the fringe of suburban living.

Step inside to find a beautifully designed interior with high-quality finishes throughout. The open plan living and dining areas are perfect for entertaining guests.

Outside, you'll find a lush garden with plenty of space to relax and unwind. Whether you're enjoying a spot of tennis or taking a stroll through the grounds, this property offers the perfect blend of indoor and outdoor living.

### Internal Property Features Include:

- Master Bedroom with walk in robe sliding door to access the beautiful outdoor surrounds
- Ensuite with corner spa, vanity and shower with semi frameless showing screen (coming soon)
- 3 queen sized minor bedrooms with built in double robes
- 5th Bed a guest bedroom with no robe
- Family Bathroom
- Powder Room
- Separate Study
- Entry Hall
- Informal lounge room
- Open plan Kitchen, Dining and Family room
- Spacious kitchen with overhead cupboards, double fridge recess, stone benchtops and quality stainless steel 900mm cooking appliances and dishwasher
- Media / Games Room located off family living area
- Kids activity area
- Plenty of storage throughout the home
- Laundry
- Double Garage
- Wood Fire
- Split System Air Conditioning
- Ducted Evaporative Air Conditioning

### Outside Features Include:

- Main Workshop: 21m long x 9.1m wide x 4m high with concrete floor
- Plus 5.5m wide x 9.1m long x 3 storage extensions all with concrete floor
- Outdoor Patio Entertaining space
- Tennis Courts with 950sqm of playing turf
- Below Ground Swimming Pool ( 3yrs old) with new shade sail
- New Solar System: 10kW Inverter with 13kW of panels
- Automated Front Gate
- 3 phase power & water (ex home business - ideal for Trades person)
- 45000 litres of Rain Water Storage - plumbed to kitchen & fridge
- Quality Bore water, including water license.
- 65,000 litres of bore water storage
- automated system including water softener system to house
- Extensive automatic reticulation systems

- Solar hot water system
- Small orchard: including a variety of citrus, Mulberry, fig, olives & avocados
- Vegetable Garden & Grape vines

On the fringe of suburbia enjoy the benefits of your country lifestyle whilst still being only a few minutes drive from fabulous beaches, easy freeway access to the city or down south, rail and bus transport options, schools, shopping centres, and all the amenities of urban living.

Call Kelly Savin today to book your private viewing 0411 275 241 an opportunity like this will not last.