

**22A Clevedon Way, Karrinyup, WA 6018**



**House For Sale**

Wednesday, 26 June 2024

22A Clevedon Way, Karrinyup, WA 6018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 453 m2**

**Type: House**



Wil Klein

0457909000

## All Offers Presented!

GRAND OPENING THIS SAT 29/6 & SUN 30/6 11.00-11.30AM All Offers Presented by the 22nd July 2024 @ 4.00pm (Sellers reserve the right to sell prior) Stunningly situated within a tranquil and attractive pocket of Karrinyup where only the sounds of chirping local birdlife can be heard, this immaculate 4 bedroom 2 bathroom two-storey home oozes quality both inside and out, offering a desirable family lifestyle like no other. Downstairs, gorgeous double French doors reveal a separate theatre room – with a striking recessed ceiling – that can easily be converted into a home office, if need be. A functional laundry, powder room and large under-stair storeroom can also be found down here, as well as a spacious master bedroom suite, boasting a ceiling fan, pleasant side-garden views to wake up to, a walk-in wardrobe and a private ensuite bathroom with a walk-in shower, a sleek Caesar Stone vanity, under-bench storage, heat lamps and a separate toilet for good measure. Nestled right away from everything else is a commodious open-plan family, dining and kitchen area, graced by high ceilings, its own fan and extra custom storage. The stylish kitchen itself is every resident chef's dream and features sparkling Caesar Stone bench tops, new door handles, an island breakfast bar, white cabinetry, a microwave nook, a walk-in pantry with a new folding door and fitted pull-out drawers, new 900mm-wide stainless-steel Bosch five-burner gas-cooktop and oven appliances, a new stainless-steel Bosch dishwasher, a lovely side-garden vista and more. Upstairs, a third living zone can be found in the form of a versatile lounge room or children's retreat, with access out on to a covered front balcony from where sensual sea breezes can be enjoyed – along with splendid ocean glimpses, a leafy inland aspect and magical evening sunsets, with your favourite drink in hand. All three spare bedrooms on the upper level are carpeted for comfort and are serviced by a contemporary main family bathroom with a shower, separate bathtub, heat lamps and a stone vanity. Off the main living zone sits a terrific outdoor alfresco-entertaining area at the rear, delightfully preceding a secluded backyard setting that isn't overlooked by any other property and has enough lawn space for kids and pets to play in unison. The surrounding greenery only adds to the appeal and helps create an enchanting ambience at the very same time. You will fully appreciate living amidst other fantastic modern properties in an up-and-coming area, only metres away from the tree-lined Hamersley Public Golf Course – currently undergoing an exciting revamp – at the bottom of the street. In the next street sits the wonderful Karrinyup Primary School, with the new-look multi-million-dollar Karrinyup Shopping Centre precinct also just around the corner, along with bus stops, picturesque Lake Gwelup Reserve, the lush Karrinyup Recreation Reserve, other sprawling neighbourhood parklands, outstanding community sporting facilities, medical amenities, the prestigious Lake Karrinyup Country Club, Carine Senior High School, St Mary's Anglican Girls' School, Our Lady of Good Counsel School, majestic natural bushland, beautiful swimming beaches (including both Trigg and Scarborough), cafes, restaurants, the freeway and even Stirling Train Station. Everything about this impeccable residence will leave you in absolute awe – just you wait and see! Other features include, but are not limited to:

- Double alfresco sliding doors
- 2nd bedroom with a ceiling fan, a leafy outlook to savour and full-height mirrored double-sliding-door built-in robes
- 3rd bedroom with a fan, its own leafy vista and full-height mirrored triple-sliding-door BIR's
- Large 4th bedroom with a fan and WIR of its own
- Ample laundry storage options, inclusive of a Caesar Stone bench top, over-head and under-bench cupboards, a full-height double-sliding-door linen press, pull-out washing/clothing hampers and more – plus, external/side access for drying
- Separate 3rd toilet upstairs
- Full-height double-sliding-door linen press upstairs
- Beautiful Blackbutt timber floors
- Quality Caesar Stone bench tops throughout
- Samsung ducted reverse-cycle air-conditioning system – with zoning
- Security-alarm system
- Feature down lights
- Remote-controlled ceiling fans
- Quality modern blind fittings
- CrimSafe security doors and screens
- Gas hot-water system
- Secure side cat run
- Established gardens
- Reticulation
- Remote-controlled double lock-up garage with a storage area and internal shopper's entry
- 453sqm (approx.) block size
- Built in 2015 (approx.)
- No strata fees or common insurance

Proudly Presented by Wil Klein - 0457 909 000