

**26C Worner Cres, Karrinyup, WA, 6018**

**House For Sale**

Friday, 30 August 2024



26C Worner Cres, Karrinyup, WA, 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



John De Leo

## LOVELY HOME, PERFECT LOCATION!

**\*\* GRAND FIRST OPENING WEEKEND, SATURDAY 31st August, 1.45 to 2.30pm and SUNDAY 1st September, 12 to 12.45pm \*\***

Welcome to this lovely rear 3x2 home in a very private and friendly group of 5, directly opposite a picturesque reserve. The complex has all owner occupiers and you notice this immediately with the gorgeous grounds and lovely manicured lawns. Freshly painted and with a functional layout, it just oozes comfort and style. Built in 2005 and a single level property, this one really is in immaculate condition and is sure to tick all your boxes!

Internally you are treated to separate living areas which comprise of a central lounge with carpet flooring and an open plan tiled family/meals area and kitchen. High ceilings adorn the home and there is ducted reverse cycle air conditioning and roof insulation for your comfort. Very well maintained, it presents like new and there is really nothing for you to do apart from move in and enjoy your new home. The kitchen is spacious with ample benchtops and a feature island bench/double sink, dishwasher, splashback tiling, gas tops, electric oven, rangehood, pantry and overhead cupboards. The 3 bedrooms all have carpet flooring with the main suite having a walk in robe while the minor two bedrooms have built-in robes. Both bathrooms are in great condition and have a modern feel and there are two toilets. There is a separate laundry with a double linen cupboard and sliding door access to the rear side area. Security is all taken care of with an alarm system and screen doors.

Outdoors there is a paved alfresco entertaining area, neat & easy care garden beds, water feature, auto reticulation, outdoor clothesline, gas storage hot water and a double auto garage with shoppers' entry and storage area. There is also a side paved area with a gate to the front of the property and a door from the garage to rear courtyard, both providing great access and convenience. There is also solar panels with a 6.6kw inverter for excellent energy savings.

Be quick to view this little beauty and be the one to enjoy living in this comfy abode in a super convenient location. Perfectly positioned close to the popular Karrinyup shopping centre, local primary and secondary schools, parklands including Lake Gwelup, Freeway easy access, public transport with bus stops nearby and many other amenities. **\*\* School Catchment area for Newborough Primary School, Carine Senior High School and Churchlands Senior High School \*\*** Call now to book a private viewing or for more information. Contact John De Leo on 0407 472 155, Force Real Estate.

### Features Include:

- 3 bedrooms
- 2 bathrooms
- High ceilings
- Security alarm
- Open plan living and meals area
- Spacious kitchen
- Air conditioning - ducted reverse cycle
- Freshly painted
- Paved rear alfresco
- Double garage with auto door
- Gas storage HWS
- Solar power
- Built: 2005, Brick & Tile
- Total Strata Size: 289sqm
- Council Rates: \$2070 per annum
- Water Rates: \$1449 per annum
- Owner managed body corporate
- No external strata company or meetings