

38 Kardan Circuit, Karawara, WA 6152

ian hutchison

House For Sale

Friday, 5 July 2024

38 Kardan Circuit, Karawara, WA 6152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 542 m2

Type: House



Steve Lally

0894742200

From \$1,000,000

Discover this wonderful family home with family living at its finest at 38 Kardan Circuit, Karawara. Nestled in a peaceful street opposite Kwel Court Playground, this impressive home offers a perfect blend of style, comfort, and convenience. Featuring a modern design with natural light-filled spacious interiors, this home offers multiple living areas including a formal lounge, family room, and outdoor entertaining space. Upon entry, the formal lounge is to the right, and to the left is the huge master bedroom with bay windows looking out onto the park. The master suite includes a walk-in robe and large ensuite with spa bath, vanity, separate shower and a WC. The bedrooms are generous in size. Bedrooms 2 and 3 have walk-in robes, bedroom 4 has built in robes behind sliding doors. Bedrooms 3 and 4 enjoy a lovely outlook to the backyard with storage shed. There is a central bathroom with bath, shower and vanity. The laundry is spacious and has sliding door access to the side of the house. There is a separate WC. The hallway features a walk-in linen press. The open plan living is huge with the large kitchen overlooking the dining and family room. The kitchen has loads of bench space with breakfast bar and lots of under bench storage. Appointed with gas hot plates, electric wall oven, dishwasher and built-in / walk-in pantry. Access into the house via the kitchen is from the secure double garage making it easy and convenient for bringing in the shopping. There is roller door access to the side of the house. There is additional parking in front of the garage plus off-street parking. From the living room you step outside to the huge paved under cover patio. The garden beds and lawn are reticulated. Low-maintenance garden is private, perfect for family gatherings and relaxation. A spacious layout is this family home ideally located in a quiet street in Karawara, close to parks, schools (making it ideal for families), restaurants, bars and public transport. Nearby is Curtin University and Technology Park. There is strong rental potential in a sought-after location near educational institutions. This is an exceptional opportunity to secure a modern family home in one of Karawara's most desirable locations. Additional features include: • Evaporated ducted air-conditioning • Gas fireplace • Reticulated garden beds and lawn • 542sqm green title block Council Rates: \$2,728.01 pa Water Rates: \$1,573.55 pa