

# 75 Milverton Avenue, Karrinyup, WA 6018



## House For Sale

Friday, 12 July 2024

75 Milverton Avenue, Karrinyup, WA 6018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 850 m2**

**Type: House**



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## ALL OFFERS BY TUE 23RD JULY

You will simply love the elevated position of this charming four-bedroom, two-bathroom home with some classic retro 70's vibes, undeniably perfect for growing families with local parkland reserve just moments away. This versatile property, overlooking the picturesque Hamersley Golf Course, offers multiple living areas, and a spacious central kitchen with stylish stone benchtops – the heart of the home. A delightful north-facing outdoor alfresco area with a secure yard, lush, tiered garden, and sparkling blue pool are the perfect addition for summer fun. On a generous 850sqm block and a short drive to Karrinyup Shopping Centre precinct with café's, restaurants, bars, boutiques, a cinema and more – it's certainly a convenient coastal location to be enjoyed for many years to come. Imagine calling this home ...

**THE PROPERTY:**\* Spacious central kitchen with plenty of white toned cabinetry, cooktop, electric oven, louvred pantry, and breakfast bar.\* Front lounge and dining room with a high rafted ceiling, feature wood fireplace and views over the golf course.\* Huge family room at the rear with feature pot belly and seamless sliding door access to the outdoor area.\* North-facing outdoor alfresco entertaining area.\* Large, fenced, below ground pool and lush tiered garden.\* Master bedroom at the front with walk through robe and delightful renovated bathroom.\* Three generously sized bedrooms all with built-in robes.\* Family bathroom with classic feature tiling from the era.\* Additional utility area at the rear, previously used as a pottery room, with options aplenty for future use.\* Beautiful wood parquet flooring throughout.\* Stunning tiled entry with feature wood panelled ceiling.\* Full height doors from the era.\* Laundry with plenty of storage and WC.\* Ducted reverse cycle air conditioning.\* Double garage with rear gated entry, lock up storage room, plus plenty of driveway parking.\* 3-phase power.\* Generous 850sqm block.

**THE LIFESTYLE:**\* Family friendly location opposite Hamersley Golf Course, and just footsteps from Williton Kestrel Reserve – 150m.\* 700m to Karrinyup Primary School.\* 1.5km to Karrinyup Shopping Centre precinct.\* 1.9km to Lake Gwelup Reserve with a myriad of walk/bike trails.\* 1.9km to St Mary's Anglican Girls School.\* Approx. 2.7km to pristine Trigg Beach and Clarko Reserve.\* Close to Lake Karrinyup Golf Course.\* Close access to public transport and Karrinyup Road, Marmion Avenue, Reid Hwy and Mitchell Freeway.

All offers by Tuesday 23rd July - 4pm, seller reserves the right to sell prior. Please call Rob Walker on 0410 144 211 or Tom Walker on 0450 911 298 for more details. Disclaimer: Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.