

# 9 Holbrook Gardens, Carine, WA 6020

## House For Sale

Saturday, 29 June 2024

9 Holbrook Gardens, Carine, WA 6020

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 778 m2

Type: House



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## OFFERS

Lush, established front gardens welcome you to discover this charming family-sized home, hitting the market for the first time in over 35 years. Located at the top of a quiet cul-de-sac, this residence offers a serene setting with a brief stroll to the picturesque Cressbrook Reserve, the majestic Star Swamp bushland, and both Carine Primary and Carine Senior High Schools. This home truly has it all. Set on an elevated 778sqm block, you enter a light-filled entry with quality timber-lined ceilings, plantation shutters and wood-look flooring that leads into a sunken formal living area or home theatre. The high ceilings and exposed beams, complemented by a fireplace, add character and charm. Glass doors open to the rear courtyard, and the formal dining area is perfectly positioned away from the main family area for entertaining. The heart of the home lays in the spacious open-plan kitchen, meals, and family area with a games room, flooded with natural light from both sides. The modern galley-style kitchen will delight any culinary enthusiast, featuring Miele appliances, a dishwasher, a 5-burner ceramic hot plate, a new Westinghouse oven with a high-quality microwave above it, and ample space for a large fridge/freezer. Plenty of storage and bench space make it ideal for family conversations around the wood tile fire during cozy winter nights. Outside, the glass door leads to an elevated paved pergola area, perfect for endless hours of entertainment. BBQs can go from dawn to dusk, overlooking the grassy area where kids can play endlessly, with space for cubbies, monkey bars, or a future pool (STCA). The garage provides roller door drive-through access. Back inside, the master suite is at the front of the home, offering a tranquil space to relax with carpeted comfort, a ceiling fan, plantation shutters, walk-in robes, and a spacious fully tiled ensuite with a vanity, shower, corner spa bath, and toilet. A door at the rear of the home separates the kids' wing, ensuring a peaceful sleep for the little ones. Here, you'll find three large bedrooms with built-in robes and ceiling fans, sharing the main bathroom with a bath, shower, vanity, and separate toilet is located in the convenient laundry with ample storage and outdoor access to the drying area. With plenty of space both inside and out, this home has been meticulously designed for optimal family living. The oversized garage includes mezzanine storage and a store room, with additional driveway parking for six cars. This property ticks all the boxes for a forever family home. Stand-out features included, but not limited to; • Ceiling fans • Security screens • Double power points x3 in bedrooms • Gas bayonets • NBN connection • Shade cloth in the patio area • Wood tile fire with wood shed outside • Heatform open fire in lounge room • Modern galley kitchen with Miele appliances • Large laundry with built-in storage, separate toilet and outdoor access with dog/cat flap in door • Games room • Ducted reverse cycle air conditioning – 7 zone • Oversized powered double garage with workshop/store room, mezzanine storage, roller door and shoppers entry • Vacc system with x5 internal vacuum connections • Security system • X6 station reticulation system • Front verandah giving shade to Western sun • Large plum tree • Garden shed • Bristle Swiss clay tiled roof with double-sided insulation • X4 Whirlybird roof vents to extract hot air in summer • 5kw solar system – north facing with the option to add battery • X5 garden taps

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