

**2/21 Brown Way, Karrinyup, WA 6018**



**Villa For Sale**

Wednesday, 10 July 2024

2/21 Brown Way, Karrinyup, WA 6018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: Villa**



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## New To Market

You'll feel right at home in this immaculately presented freestanding residence with expansive high ceilings and bright, generous spaces. Step into luxury and comfort with this stunning home in the heart of exclusive Karrinyup. Built in 2019 and meticulously and lovingly maintained, this home offers the perfect blend of modern living and convenience. Enjoy spacious living areas including a well-designed lounge, dining and kitchen, complemented by quality engineered timber flooring. Oversized full height north-facing windows in the living area bring the sunshine into this light and bright home. In the mornings, awaken to the warm light of the sunrise through the long bank of full height hallway windows. Choose from multiple zones for relaxation and entertaining, including a large sunny inner courtyard and a tranquil, north-facing alfresco with views of a shady fig tree. The alfresco features an electric louvre roof system, allowing you to adjust for maximum natural light, variable diffused light, or full shade and rain cover, creating a comfortable space to enjoy all year round. This lovely modern home features lofty ceilings and fully ducted 5-zone air conditioning and heating, with LED downlights enhancing the ambiance throughout. Three double bedrooms feature custom built-in mirrored robes and plush carpets, alongside a deluxe ensuite and a family bathroom with a bath, shower, and powder room (separate WC with sink), while the theatre/sitting room at the entrance to the home offers flexibility as a possible 4th bedroom. The gourmet kitchen has a stone-topped island bench with a deep commercial sized stainless steel recessed double sink and a quality pull out mixer tap. The tall white panelled Hamptons-style kitchen cabinetry includes a handy appliance hatch and complements the fresh coastal vibes of the white subway tiles and wide-plank engineered timber floors. Imagine having Karrinyup Shopping Centre's outstanding world-class shopping, lifestyle and entertainment at your doorstep. Perfectly positioned between prestigious Karrinyup Country Club, leafy Lake Gwelup, and the recently redeveloped Karrinyup Shopping Centre, this home offers lifestyle and convenience in one package. The natural beauty, birdlife, bushland walk trails and recreational opportunities of Karrinyup Recreation Reserve and Lake Gwelup Regional Open Space are moments away from your front door, and pristine Trigg Beach is 6 minutes' drive away. Features: -Extra high ceilings (2.94m high in main living areas) -Beautiful engineered timber flooring and plush carpets -Mitsubishi i zone 5-zone fully ducted heating and cooling -Leafy north-facing alfresco with Vergola roof -Oversized floor to ceiling windows to living room and full length hallway -Double automatic remote garage plus visitors' car bay and on-street parking -Plenty of storage options -Stylish warm neutrals used throughout -Stone benchtops in kitchen and bathrooms -Quality Bosch kitchen appliances and subway tiles -Flexible spare room: keep open to the hallway for a 2nd living room, or enclose for a theatre room or 4th bedroom -Deluxe ensuite plus family bathroom and separate powder room -LED downlights throughout -Gas hot water system -Reticulated easy care gardens -High quality security window screens and doors -On a whisper quiet loop street -Friendly neighbours and a great community -Survey Strata, freestanding house with no common walls (superior to "Built Strata") -The common property is just the shared driveway and a small garden, which is self-managed by the lot owners. Nearby: -500m Karrinyup Shopping Centre (via footpath shortcut from Brown Way to Paine Ct) -300m Lake Gwelup Reserve (Boardwalk, ovals, lake, dog park) -550m Karrinyup Recreation Reserve -3.5km Trigg Beach -2.2km Mitchell Fwy North and South on-ramps -5.8km Scarborough Beach and Scarborough Sunset Markets -Karrinyup Shopping Centre (5 minutes' walk away): -World-class shopping, lifestyle and entertainment destination -Home to over 300+ stores following an extensive \$800 million renovation -Anchored by David Jones, Myer, Zara, Sephora, H+M, Uniqlo, JB HiFi, Coles, Big W, Aldi, Woolworths and more -10 screen HOYTS cinema, plus Archie Brothers, Holey Moley, Strike Bowling and Hijinks Hotel -Fresh Market retailers and International food court plus the West Deck dining precinct with many restaurants, cafes and bars. Closest Schools: -Karrinyup Primary School catchment -Carine Senior High School catchment -Our Lady of Good Counsel School (Catholic Primary School) -St Mary's Anglican Girls' School (private schooling for girls from Kindergarten to Year 12, with boarding from Years 6 to 12) Closest Transport: -Bus stop "Ramsay St After Charles St" (stop ID 19057), a 250m walk via a footpath shortcut from Brown Way to Charles St -Karrinyup Bus Station 1km away (4 stands, served by 5 Transperth routes) -Stirling Train Station 4km away (3 stops to Perth in 10 minutes or 5 stops to Joondalup in 16 minutes) This is your chance to own a sophisticated residence in a highly sought-after location. Contact us today to arrange a viewing and experience the best of Karrinyup living! Council Rates: Approx \$2,165 per annum Water Rates: Approx. \$1,574 per annum Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.