

Sold



44 Allanbi Circle, Carramar



## EXTRA LARGE 5 X 2 FAMILY HOME

Andrew and Liselle from Team Thompson have the pleasure in presenting 44 ALLANBI CIRCUIT CARRAMAR

If you need an extra-large (225m<sup>2</sup> internal living) 5 bedroom / 2 bathroom plus separate home theatre / media room and separate games room, then this is the perfect home for you

Set in a great location close to all amenities within this great suburb of Carramar, this superb family home has everything you need plus more!

Please call to view anytime

Great location close to all amenities and parklands  
Double feature door entry to separate foyer  
King sized enclosed home theatre  
Master bedroom with spacious double door WIR  
Extra-large ensuite with shower (with screen) separate WC and plenty of bench and cupboard space  
Bedrooms 2, 3, 4 and 5 are all double sized with tonnes of robe space  
Light and bright 2nd bathroom with modern vanity, bath and shower (with screen)  
Spacious kitchen with 4 burner gas cooktop, stainless steel oven, dishwasher, fridge recess, walk in corner pantry and all with heaps of bench and cupboard space

🛏 5 🚿 2 🚗 2 📏 602 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	14985
<b>Land Area</b>	602 m <sup>2</sup>

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Central  
3 Hasler Rd Herdsman, WA, 6017  
Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Extra-large meals and living areas  
Enclosed separate games room with plenty of room for the whole family plus separate storage cupboard  
High ceilings to main living areas  
Feature doors and skirting boards  
Extra storage cupboard to hallway  
Evaporative air-conditioning t/out  
Extensive pitched patio area all overlooking a massive lawn area with heaps of room for a pool  
Double lockup garage with internal access to kitchen as well as secure access to backyard  
Gas hot water system  
Built in 2003  
House size 225m<sup>2</sup> living  
Block size: 602m<sup>2</sup>

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*