

Sold



## 7 Kyby Place, Carramar



### HOME OPEN BY APPOINTMENT

#### 1ST CLASS IN EVERYWAY

Andrew and Liselle from Team Thompson have the pleasure in presenting 7 KYBY PLACE CARRAMAR

A true statement in architecture this custom designed, quality built home needs to be seen to be appreciated. Absolutely no expense has been spared on every part of this exquisite family home (Over 290m2 of internal living with an overall 383m2 on an extra large 746m2 block)

Boasting a resort styled master suite, 3 large secondary bedrooms. a multipurpose room with inbuilt shelving and feature fireplace, study/home office, 2 quality bathrooms, 2 powder rooms, enclosed home cinema and magnificent granite kitchen

Nothing but the finest of finishing's through-out including Blackbutt timber flooring, quality wool carpets, designer lighting, skirting-boards, window sills, ducted reverse cycle dual zone air-conditioning and 3kw quality solar system

To add to all this amazing home has to offer it also includes an extra length triple car garage as well as room for a workshop or extra storage area

It doesn't get any better than this sensational family home with so much thought and detail put in

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15044
<b>Land Area</b>	746 m2

#### Agent Details

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#### Office Details

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If you wish to view this property please contact us anytime via text, email or phone to arrange a suitable time

- Stunning street appeal with feature front wall leading to grand portico entrance and overlooking local park (Provision for power for an electronic gate)
  - Solid double door entry into grand foyer area with extra high feature ceiling
  - Sensational resort styled master suite with double feature French doors, parents retreat, feature recess ceiling and ceiling fan
  - Superb ensuite with stylish full height tiling, extra-large shower (with glass screen), extra deep bath, twin vanities and separate powder room, all with plenty of room to move
  - Bedroom 2, 3 and 4 are double in size with double door robes and ceiling fans
  - Stunning 2nd bathroom with full height tiling throughout, vanity, shower with glass screen and extra deep bath
  - Home office / study or activity room with 2-way entrance
  - Separate lounge / media room with inbuilt feature display cupboards and decorative fireplace
  - Extra-large laundry area with ample bench and cupboard space
  - Walk in utility / storage room with inbuilt cupboards and shelving as well as secure power box
  - Separate powder room for guests
  - Enclosed home cinema with quality professionally installed entertainment system, projector and extra-large screen (NB Complete system negotiable)
  - First class kitchen with granite benchtops, extensive cabinetry, stylish splashbacks, quality stainless steel appliances including 900ml freestanding oven, gas cooktop, rangehood, Miele full sensor dishwasher, plumbed in fridge / freezer recess, massive walk in pantry and shoppers entrance from garage
  - Separate meals / dining with sliding door access to outdoor alfresco
  - Spacious separate living area
  - Nothing but the finest of fixtures and fittings throughout with no expense spared on Blackbutt timber flooring, quality wool carpets, window treatments, window sills, feature doors, skirting-boards, lighting and finishing's
  - Ducted reverse cycle dual zoned air-conditioning
  - High ceilings throughout
  - Double insulation to roof space
  - 3KW solar system
  - Extra-large alfresco area with cedar lined roof, LED lighting and café blinds , all overlooking an easy care backyard with ample lawn area for kids to play
  - Triple lockup garage with internal access to kitchen as well lock up rear access for the trailer etc, tonnes of storage / workshop space with inbuilt bench and sink as well as fitted shelving
  - Quality aggregate to driveway, pathways and alfresco
  - Built approx 2006
  - Block size extra large 746m2
- NB .all household contents and furniture are available for sale by negotiation

*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.*