

Sold



3 Calita Pass, Carramar



## SIMPLY PERFECT

Andrew and Liselle from Team Thompson have the pleasure in presenting 3 CALITA PASS CARRAMAR

This well maintained 4 bedroom, 2 bathroom family home is set in a quiet location amongst quality homes and has so much potential

With enclosed home theatre, extra-large study/home office plus spacious open plan living areas

Step outside to alfresco entertaining with poured liquid limestone paving overlooking easy care low maintenance backyard

Set on an extra-large 671m<sup>2</sup> block with potential side access for the boat / caravan or trailer

Call to view anytime

Set in a quiet location amongst quality homes  
Potential side access for the boat / caravan or trailer with an extra-large 671m<sup>2</sup> block  
Feature double door entrance  
Large master bedroom with his and hers separate WIR's plus extra mirrored

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15058
<b>Land Area</b>	671 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

sliding door storage cupboard

Modern ensuite with bath, shower (with shower screen), full length bench / mirror and separate toilet

Bedrooms 2, 3 and 4 are all double in size with double sliding door robes

Superb 2nd bathroom with bath and shower (with screen)

Extra-large study / home office with inbuilt cupboards

Super-sized enclosed home theatre with full height ceilings

Magnificent kitchen with quality 900mm under bench oven, 5 burner gas hotplate, rangehood, dishwasher, glass splashbacks, fridge / freezer recess and tonnes of cupboard and bench space

Spacious open plan meals and living areas with reverse cycle A/C and full height ceilings

Security system throughout

Alfresco entertaining with poured liquid limestone paving overlooking a backyard perfect for whatever you desire, all with low maintenance gardens

Double lockup garage with kitchen access

Built in 2006 by Dale Alcock Homes

Block size: 671m<sup>2</sup>

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