

Sold



27 Batavia Place, Kallaroo



## CASUAL OPULENCE

Nestled in a whisper quiet culdesac, behind a secure front boundary wall and auto gate, this Mirage Designer Built home has every imaginable feature. From the extra high ceilings and doors to the Miele appliances, smart wiring plus jarrah floors and built in jarrah cabinets to the massive home office. Designed and built around Feng Shei principles and proudly selected as a contender in the Master Builders Housing Excellence Awards . Once inside you'll soon see why.

The home is a massive 351m2 in size and offers 3 double bedrooms. A huge home office with access off the entry or alternatively through a sliding door which allows clients to visit without entering the home. There's also a handy guest powder room to accompany the office. Both bathrooms are tiled from floor to ceiling and both have double vanities set in granite bench tops. The lavish ensuite also features a deep soothing bath. The activity room is currently utilised as a gym and has a big screen television that automatically descends from the ceiling above.

At the heart of the home a huge kitchen with its wide and expansive shark nose granite bench tops, Miele appliances and endless storage cupboards and drawers. From here you are completely engaged with everyone in the big dining and family living areas plus the stunning cedar lined alfresco entertaining area. The amazing water feature sets the mood for year round outdoor entertaining plus there's a built in gas barbeque set in granite bench top cabinets.

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| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 15131       |
| <b>Land Area</b>     | 692 m2      |

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

A beautiful shady garden area separates the alfresco from the private spa set under its own cedar lined pavilion. It's the perfect getaway after a long tiring day.

Like the bathrooms the huge well appointed laundry features floor to ceiling tiling and leads to an all-weather drying area. From here you can access the 2 ½ car garage with its Garage Storage World wall organisers, work benches and storage cupboards plus a fold down step ladder to the loft storage above.

Other features include:

- Bticino switches for power/lighting with touch lighting dimmer controls
- Smart wiring with memory, data and sound systems
- Fitted ceiling speakers throughout the home, alfresco and spa area.
- 2 more water features outside bedrooms 2 and 3
- 2 instantaneous hot water services
- Ducted reverse cycle airconditioning
- Boat or van parking area alongside the garage
- And the list goes on and on

Situated next to a quiet shady park and just a short stroll to local shops, Primary School and the bus with Whitfords Shopping Centre and the beach is less than 5 minutes away. This 9 year old home is in a class of its own.

To inspect phone Steve Harber on 0407 246 733

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