

Sold



6 Shiralee Bend, Carramar



## UNDER OFFER

### MODERN FAMILY HOME

Andrew and Liselle from Team Thompson welcome you to 6 SHIRALEE BEND CARRAMAR

Stylish and modern 4 bedroom, 2 bathroom plus separate media room and activity room for the kids and 239m<sup>2</sup> of internal living space

Step outside through 2 x double retractable sliding doors to an extra large alfresco entertaining overlooking an easy care, low maintenance backyard

Also included is an extra large twin garage with tons of space to park the trailer or build a workshop, plus extra room for parking out front with a 4 car poured limestone driveway

This well presented and maintained family home is sure to impress. Please call us to view anytime

Modern street appeal with feature poured liquid limestone paving

Extra wide driveway with tons of room for parking

Portico entrance with security screen and feature door entry

Separate foyer area

Double door entrance into resort style master bedroom with parents retreat,

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15155
<b>Land Area</b>	600 m <sup>2</sup>

### Agent Details

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### Office Details

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**XCEED**   
REAL ESTATE

double sliding door access to outdoors, extra-large W.I.R (with inbuilt shelving), feature recess for the TV or cupboard as well as ceiling fan  
Superb ensuite with extra length shower (with glass door screen), twin vanities and separate WC, all with modern fixtures and fittings t/out and with plenty of room to move  
Bedrooms 2, 3 and 4 are all double sized with double mirrored sliding door robes (with inbuilt shelving) and ceiling fans  
Quality 2nd bathroom with bath, shower (with glass door screen) and modern fixtures and fittings t/out  
Separate activity room conveniently located between minor bedrooms with double sliding door storage cupboard  
Separate lounge or media room with ample room for the whole family  
Superb central kitchen with essa stone benchtops, plenty of cupboard space, soft closing drawers, convenient appliance cupboard with bifold doors, 900ml Blanco under bench oven, 5 burner gas hotplate, rangehood, dishwasher, overhead cupboards, glass splashbacks, fridge / freezer recess, under bench microwave recess, filtered water tap and all with quality fixtures and fittings  
Extra-large open plan meals and living area with feature recesses, all interacting with outdoor alfresco by twin retractable double sliding doors  
Well-appointed laundry with inbuilt bench and cupboards, plus double sliding door storage cupboard  
High ceilings to entry and main living areas  
Modern fixtures and fittings t/out including Bamboo wood flooring, window treatments, stylish feature doors and superb lighting  
Ducted evaporative air-conditioning through out  
Extra-large alfresco entertaining area with quality inbuilt café blind for all year round entertaining  
Easy care, low maintenance gardens with feature synthetic lawn area and shade sails  
Double gated side access to backyard with poured liquid limestone paving  
Extra wide double car lockup garage with enough room to store the trailer or build a workshop, plus internal access to main living area as well as door access to backyard  
Home security system  
239m2 internal living space  
Built in 2009 by Dale Alcock Homes  
Block size: 600m2

*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.*