

Sold



7 Yama Close, Carramar



HOME OPEN SAT 11TH MAY 12.15PM – 12.45PM

SENSATIONAL FAMILY HOME ON A EXTRA LARGE 704m2 BLOCK

Andrew and Liselle from Team Thompson have the pleasure in presenting 7 YAMA CLOSE CARRAMAR

This well presented family home has 4 bedrooms, 2 bathrooms, and a study / activity. Add to that a spacious open plan living, separate enclosed home theatre as well as extra large gamesroom with retractable feature bi-folding doors to outdoors

Be amazed with a fantastic outdoor entertaining area overlooking a fully fenced below ground pool, extra bar cabana and tropical easy care gardens

Set on a extra large 704m2 block in a cul de sac location there is so much on offer in this sensational family home.

Private cul de sac location

Security screen front door entry

Extra spacious master bedroom with parent retreat, stylish ceiling fan and WIR with door

Ensuite with shower (with screen)

Bedroom 2 with ceiling fan and robe

Extra large bedroom 3 and 4 with ceiling fans, WIR (with door) to bed 3 and double sliding door robes and external access to backyard from bed 4

4 2 2 704 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15590
<b>Land Area</b>	704 m2

#### Agent Details

Jonathan Marlow - 08 9402 2299

#### Office Details

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3 Hasler Rd Herdsman, WA, 6017  
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08 9207 2088

**XCEED**   
REAL ESTATE

Light and bright 2<sup>nd</sup> bathroom with bath and shower (with screen)

Enclosed extra large home theatre with French doors and split system A/C

Separate activity/study

Kitchen with dishwasher, double pantry and fridge/freezer recess, all with commanding views over the living areas

Spacious meals and living areas with split system A/C

Separate enclosed games room with stylish bi fold doors to outdoor entertaining

Modern laundry with overhead cupboards and bench space with sliding door access to outdoor kids play area with synthetic lawn and cabana

Nothing but the finest fixtures and fittings t/out including quality lighting, window treatments, window sills and floor coverings throughout, all with skirting boards and superb decor

Magnificent resort styled outdoor entertaining with cedar lined roof alfresco, ceiling fan and feature lighting, all overlooking a fully fenced, below ground pool with poured limestone paving

Extra inbuilt patio with bar

Sensational manicured gardens and features t/out

Double carport with roller door aswell as access to the rear of the property

Fully powered outdoor shed

Built in 2000 by Dale Alcock Homes Extension completed 2012

Block size: Extra large 704m<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.*