

Sold



34 Fernhill Avenue, Carramar



## UNDER OFFER

Andrew and Liselle from TEAM THOMPSON have the pleasure in presenting  
34 FERNHILL AVENUE CARRAMAR

Spacious and modern family home with a fantastic outdoor entertaining area  
and below ground pool

Located within walking distance to all of Carramar's local amenities, it's  
simply outstanding value for money

Call to view!!

*Located within walking distance to Carramar Primary School, Carramar  
Shopping Village and all local amenities*

*Security screen front door entry*

*Spacious master bedroom with W.I.R, parents retreat and separate ensuite*

*Bedrooms 2, 3 and 4 are double in size with robe recess to bed 3 and 4*

*Spacious 2<sup>nd</sup> bathroom with bath and shower*

*Activity / study conveniently located amongst the minor bedrooms*

*Separate lounge / media room*

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|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 15998       |
| <b>Land Area</b>     | 601 m2      |
| <b>Floor Area</b>    | 184 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

*Chef's kitchen with gas hotplates, wall oven with microwave recess and dishwasher, all with ample cupboard and bench space( including breakfast bar)*

*Extra-large open plan meals, living and games room with commanding views to outdoors*

*Wall mounted reverse cycle air-conditioning to main living area*

*Good size laundry with inbuilt cupboards as well as storage cupboard*

*Stylish finishings t/out including new carpets, modern flooring and lighting, window treatments and feature doors*

*Delightful outdoor entertaining area with patio and feature decking, all overlooking a fully fenced below ground pool with feature limestone paving*

*Outdoor shed*

*Double lockup garage with internal access to kitchen*

*184m<sup>2</sup> of internal living space*

*Built approx 2005*

*Block size: 601m<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.*