

Sold



91 Millendon Street, Carramar



HOME OPEN SUN 6TH OCT... 1.40PM - 2.20PM

PREMIER FAMILY HOME WITH TRIPLE CAR GARAGE

Andrew and Liselle from Team Thompson have the pleasure in presenting 91 MILLENDON STREET CARRAMAR

This modern family home features extra-large open plan living areas, study / home office, enclosed home theatre and separate activity / media room for the kids, all with deluxe fixtures and fittings through-out

Step outside to an easy care alfresco entertaining as well as a triple car garage with trailer access to backyard

Please call to view this premier family home today!

🛏 4 📶 2 🚗 3 🏠 621 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16126
<b>Land Area</b>	621 m2

#### 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

*Modern frontage with triple car garage*

*Feature double door entrance with security screens into grand foyer area*

*Spacious master bedroom with extra-large W.I.R and quality sunblock blinds*

*Resort style ensuite with spa bath, shower with glass screen, full width mirror*

*stylish vanity and separate WC*

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

*Superb 2<sup>nd</sup> bathroom with bath, shower (with glass screen) and stylish extra length vanity*

*Laundry area with inbuilt bench and cupboards*

*Walk in linen cupboard to hallway*

*Enclosed study / home office*

*Separate activity room / media room for the kids*

*Deluxe central kitchen with stainless steel appliances, 5 burner gas hotplate, under bench oven and rangehood, feature overhead cupboards, tiled splashbacks, under bench microwave recess and fridge recess, extra large walk in pantry and all with quality fixtures and fittings*

*Extra-large open plan meals and living areas*

*Enclosed home theatre with feature doors, recessed ceiling and lighting*

*High ceilings to main living areas*

*Ducted reverse cycle air-conditioning t/out plus bonus split system air-conditioning to master bedroom and main living area*

*Quality fixtures and fittings t/out including floor coverings, skirting boards, window treatments, feature doors and lighting including LED downlights*

*Extra-large alfresco with feature floor tiling, wall mounted TV and inbuilt roll down café blinds for all year round entertaining*

*Separate pitched patio area overlooking easy care gardens and synthetic lawn*

*6KW (24 panels) Jinko solar panels facing both east and west for maximum power with 2x 2.5kw Delta invertors*

*Triple lockup garage with internal access to foyer as well as roller door access to backyard (ideal to park the trailer)*

*238m<sup>2</sup> internal living space with an overall 325m<sup>2</sup> built up area*

*Built in 2009*

*Block size: 621m<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.*