

Sold



17 Sherlock Rise, Carramar



HOME OPEN SUN 22ND SEPT....1.45pm – 2.30pm

WELL PRESENTED 4 X 2 IN SOUGHT AFTER LOCATION

Andrew and Liselle from Team Thompson have the pleasure in presenting 17 SHERLOCK RISE CARRAMAR

Immaculate in presentation with separate lounge/media room, open plan living areas and fully ducted reverse cycle air-conditioning

Step outside to an awesome pitched patio entertaining area overlooking plenty of lawn area for kids to play, extra large powered outdoor shed as well as drive thru access if required

Situated in family friendly Sherlock Rise, one of the best locations in our beautiful suburb of Carramar being a quiet no thru road and within walking distance to Carramar Shopping Village, Carramar Primary School, bus route for local high school, parklands and recreational areas

Please call to view anytime!

🛏 4 🚿 2 🚗 2 📏 603 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16224
<b>Land Area</b>	603 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

Features include...

Great location within walking distance to school, shops, parklands and Carramar Golf Course

Security screen front door entry to separate foyer with inbuilt shelving and storage area

Spacious master bedroom with double glazing to front window, ceiling fan, tv point and enclosed WIR with inbuilt shelving and cupboards

Extra large ensuite with shower (with screen) as well as bench and cupboard space

Bedroom 2, 3 and 4 are all double in size with robes (with doors), ceiling fan to bed 2 and sunblock awnings to bed 3 and 4

Spacious 2nd bathroom with bath and shower with screen

Formal lounge/Media room

Chefs kitchen with stylish cupboards, stainless steel appliances, rangehood, feature overhead cupboards, dishwasher, fridge recess, microwave recess, walk in pantry all with plenty of bench and cupboard space

Spacious open plan meals, living area and gamesroom, all with commanding views to outdoors

Reverse cycle airconditioning through out

Neutral and well presented decor t/out including feature doors, lighting, floorcoverings and window finishings

Double door storage cupboard to hallway

Awesome pitched patio outdoor area overlooking easy care gardens and tonnes of lawn area for kids to play

Extra large outdoor lock up powered shed

Double carport with sectional roller door to the front as well as double roller door drive thru access to backyard

Built 1996

Block size 603m3

*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.*