

Sold



20 Westwood Meander, Carramar



## UNDER OFFER

### DELUXE FAMILY HOME WITH 2 SEPARATE LOCK UP GARAGES

Andrew and Liselle from Team Thompson have the pleasure in presenting 20 WESTWOOD MEANDER CARRAMAR

A deluxe family home with an amazing attention to detail throughout and including 4 bedrooms, 2 bathrooms, enclosed home theatre, separate activity / media room for the kids plus study / 5th bedroom if required.

Step outside to resort style entertaining with every inch of this 646m2 block has been utilised for all you outdoor needs including solar heated below ground pool and manicured gardens.

With a double lock up garage with internal access to the home plus a separate single lock up garage and driveway with roller door access to backyard, ideal if you require extra parking for the boat, caravan and trailer or need the space for a separate workshop.

There is absolutely nothing to do on this sensational home, everything you need and want has been thought of

Please call to make an appointment to view....

Features include...

- Modern street appeal with window tinting and poured liquid limestone paving
- Feature door double door entry with security screens into separate foyer
- Spacious master bedroom with extra-large separate his and her's W.I.R.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16447
<b>Land Area</b>	646 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

- 1st class ensuite with extra length shower (with glass door screen), twin vanities, bath, heat lamp and separate WC, all with plenty of room to move
- Bedrooms 2, 3 and 4 are all double in size with double sliding door robes
- Spacious 2nd bathroom with bath, shower (with glass door screen) full length mirror and heat lamp
- Study / home office or 5th bedroom if required
- Enclosed home cinema with ample room for the whole family
- Separate activity / media room with sliding door access to outdoors
- Superb kitchen with central breakfast bench and full length bench and cupboard space, stainless steel 900ml oven, 5 burner gas hotplates, rangehood, dishwasher, stylish overhead cupboards, tiled splashbacks, fridge / freezer recess, double door walk in pantry plus sliding door access to outdoor entertaining
- Extra-large meals and living rooms with solid wood flooring, feature lighting and commanding views to outdoors
- Well appointed laundry with inbuilt bench and cupboards plus extra-large walk in linen cupboard
- High ceilings t/out
- Nothing but the finest of fixtures and fittings t/out including skirtingboards, quality window treatments and floorcoverings, stylish feature doors , superb lighting...and an immaculate attention to detail throughout
- Ducted valet vacuum through out
- Security system to the home including facial intercom system to the front door
- Fully ducted evaporative air-conditioning
- Smart wiring through out
- Rooftop storage
- Deluxe outdoor entertaining including alfresco area overlooking glassed fenced solar heated B/G pool, separate patio for outdoor dining as well as separate seating areas to fully enjoy the outdoors
- Easy care low maintenance gardens with poured liquid limestone paving
- Separate gated side access ideal for extra storage
- Separate single lock up garage/workshop with own liquid limestone poured driveway and roller door access to backyard
- Double lockup garage internal access to foyer
- 255m<sup>2</sup> of internal living space
- Built in 2007
- Block size: 646m<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.*