

Sold



25 Newgain Crescent, Carramar



HOME OPEN BY APPOINTMENT - PLEASE CONTACT AGENT TO VIEW ANYTIME

SOMETHING SPECIAL

Andrew and Liselle from Team Thompson have the pleasure in presenting this unique opportunity to own one of the best properties in Carramar, 25 NEWGAIN CRESCENT CARRAMAR

Including 4 spacious bedrooms, 2 resort style bathrooms, lounge/media room, home office, study/5th bedroom and an enormous upstairs gamesroom.

Step outside to the best all year round alfresco entertaining you are ever likely to see overlooking manicured gardens and tonnes of lawn area for kids to play on an extra large 709m2 block

With full reverse cycle air conditioning, solar panels, shared bore, Infinity GHW system and so much more you do not want to miss this amazing opportunity

Features include.....

Located in one of Carramar's most prestigious street

Stunning street appeal with cedar lined portico, security screened feature double door entry to separate foyer area

DOWNSTAIRS:

Step down formal lounge / home theatre with stylish solid wood flooring and feature French doors

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16602
<b>Land Area</b>	709 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

Spacious master bedroom with double door robe (with inbuilt shelving), ceiling fan and TV point  
Resort style ensuite with feature tiling, shower (with screen), corner spa bath, twin vanities and separate WC  
Separate guest powder room  
Huge study/home office or kids activity room with inbuilt desk, shelving and cupboards  
First class kitchen with stone benchtops, quality stainless steel appliances (inc 900ml under bench oven, 6 burner gas cooktop and rangehood), fridge / freezer recess, inbuilt microwave and Delongi Coffee maker, Zip underbench boiling/chilled water tap, overhead cupboards, stylish tiled splashbacks, walk in corner pantry all with acres of bench / cupboard space  
Open plan meals and living areas all with stunning views of the outdoor entertaining area  
Walk in storage cupboard under stairs  
Well equipped laundry conveniently located of the kitchen

#### UPSTAIRS:

Huge games room with solid wood flooring, inbuilt cupboards and feature double doors out to cedar lined balcony with amazing views  
Extra spacious 2nd bedroom with ceiling fan, double door robe and access to the main bathroom  
Bedroom 3 and 4 are double in size with ceiling fans and robes with doors  
2nd study or 5th bedroom  
Extra large 2nd bathroom with feature tiling, bath, shower (with screen), extra length vanity, all with ample room to move  
Separate storage cupboard

#### THROUGHOUT:

Full reverse cycle air-conditioning throughout with inverter  
Skirtingboards throughout  
High Ceilings throughout  
Full perimeter security alarm system  
Gas instantaneous HWS with 3 controllers  
12 Solar panels to the roof  
Shared bore  
Stylish and sophisticated finishings throughout including plantation blinds to front windows plus quality window treatments, modern LED lighting, feature internal doors as well as feature cornices

The best all year round alfresco entertaining with separate inbuilt gas bbq area with rangehood and oven, bench and cupboards, enormous pitched cedar lined roof, ceiling fans, water feature, sensational inbuilt fish ponds, double French doors to backyard with tonnes of lawn area for kids to play

Outdoor shed with power  
Double lockup garage with extra high ceiling as well as door access to the rear  
Built approx 2004  
Block size...Extra large 709m2

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