

Sold



HOME OPEN BY APPOINTMENT - PLEASE CONTACT AGENT TO VIEW ANYTIME

HIGH END QUALITY HOME ON HOPEWELL PASS

Andrew and Liselle from Team Thompson have the pleasure in presenting 14 HOPEWELL PASS CARRAMAR

A true statement in quality and design throughout this extra large 4 x 2 family home that needs to be seen to be appreciated. Absolutely no expense has been spared on every part of this exquisite home with so much thought and detail put in

If you wish to view this property please contact us anytime via text, email or phone to arrange a suitable time

- Stunning street appeal with feature front wall with security gate and poured aggregate concrete paving leading to a grand portico entrance, all with manicured gardens and lawn area
- Solid double door entry into separate foyer area with extra high feature ceiling and lighting
- Sensational master suite with double door entrance and feature recess ceiling
- 1st class ensuite with quality fixtures and fittings, extra- length shower (with glass screen), extra deep bath, twin vanities and separate WC, all with ample room to move
- Extra large walk in robe (dressing room) with inbuilt shelving conveniently located within the ensuite area
- Bedroom 2, 3 and 4 are double in size with double door robe to bed 2 and

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Price	SOLD
Property Type	Residential
Property ID	16832
Land Area	603 m2
Floor Area	224 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

WIR to bed 3 and 4

- Stylish 2nd bathroom with quality fixtures and fittings throughout, vanity, shower with glass screen and bath, plus an added guest powder room with own vanity and cupboards
- Spacious laundry area with inbuilt bench and cupboards plus triple sliding door storage and separate linen cupboard
- Home office / study
- Enclosed home theatre with feature recess ceiling as well as feature door access to outdoor courtyard
- First class kitchen with extra length quality stone bench tops and cupboards, extensive cabinetry, stylish splashbacks, stainless steel appliances including 900ml freestanding oven, gas cooktop and rangehood plus dishwasher, fridge / freezer recess and an amazing attention to detail
- Spacious open plan meals and living areas with sliding door access to both outdoor alfresco entertaining and separate courtyard
- Nothing but the finest of fixtures and fittings throughout with no expense spared on floorcoverings, window treatments, feature doors, skirting-boards, lighting and finishing's
- Ducted reverse cycle zoned air-conditioning
- High ceilings throughout
- Extra-large alfresco outdoor entertaining area with feature recess ceiling and lighting, all overlooking a fully fenced below ground pool and surrounded by stylish rendered external walls, poured aggregate concrete paving and easy care gardens
- Separate courtyard with relaxing water feature and access from both living and home theatre
- Double lockup garage with internal access to foyer as well as door access to back yard
- 6.5KW solar system
- Security flyscreens to most outdoor windows
- Security alarm system with perimeter sensors
- Gas infinity hot water system plus a 2nd electric hot water system
- Built approx 2010
- 224m2 internal living with an overall 328m2
- Block size 603m2

*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.*