

Sold



12 Fineview Crescent, Carramar



## HOME OPEN BY APPOINTMENT

Andrew and Liselle from Team Thompson have the pleasure in presenting 12 FINEVIEW CRESCENT CARRAMAR

Deluxe family home with 4 bedrooms, 3 bathrooms (ideal for guests or dual living), home theatre and an extra large open plan living and games. All up approximately 250m<sup>2</sup> internal living space

With added extra's including solid wood flooring, modern fixtures and fittings, reverse cycle air-conditioning, solar panels and CCTV security system

Step outside to full length alfresco entertaining with remote controlled café blinds. Added bonus is a 6m x 5m outdoor powered workshop plus extra parking space for the trailer/caravan if required

Set in a great location amongst quality homes and close to all amenities. Please call to view anytime

Stylish frontage with poured limestone paving and manicured gardens  
Feature portico entrance with security screen

🛏 4 🚿 3 🚗 2 📏 628 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25112
<b>Land Area</b>	628 m <sup>2</sup>

### Agent Details

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Separate foyer entrance with feature lighting

Spacious master bedroom with an extra large, fully fitted W.I.R. with twin mirrored sliding doors

Resort styled ensuite with spa bath, shower (with screen), twin vanities / mirrors, heat lamp, separate WC and plenty of room to move!

Bedrooms 2 acts as a guest bedroom with own ensuite, inbuilt cupboards, twin sliding door robe plus own sliding door access to outdoors

Spacious 2<sup>nd</sup> bathrooms (guest ensuite) with modern fixtures and fittings, shower (with screen) and WC

Bedrooms 3 and 4 are double in size with twin sliding door robes

Superb 2<sup>nd</sup> bathroom with extra length vanity, bath, shower (with screen), full length mirror / bench and heat lamp

Separate powder room

Enclosed home theatre with feature recesses and lighting

Deluxe kitchen with an extra large oven, 5 burner gas hotplate, rangehood, stylish splashbacks, dishwasher, stone benchtops, fridge / freezer recess (with water connection) and feature overhead cupboards

Extra large meals and living area with inbuilt feature gas fireplace and TV recess, all with high ceilings, ceiling fan and feature lighting

Separate games room

Computer nook with inbuilt desk, cupboards and shelving

Full reverse cycle air-conditioning through out

Nothing but the finest of fixtures and fittings throughout including solid wood flooring, quality lighting, window treatments and feature doors

Skylights to main bedroom and main living areas

Tonnes of storage throughout including twin sliding door cupboard to hallway

Spacious laundry with inbuilt bench and cupboards

Extra large alfresco outdoor area with gas outlet for the BBQ, ceiling fan, feature poured limestone paving and fitted remote controlled café blinds for all year entertaining

Easy care gardens

6m x 5m powered workshop

Outdoor lockup shed

Rainwater tank

Roller shutters to front windows plus security screens to all other windows

CCTV security system

Quality Solar Panels (18 panels)

Double lockup garage with internal access to main living area

Extra parking down the side for a trailer/caravan

Built in 2009 by Ultimate Homes

Block size: 628m<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.*