



14 Labianca Vista, Carramar



HOME OPEN BY APPOINTMENT

Andrew and Liselle from Team Thompson have the pleasure in presenting 14 LABIANCA VISTA CARRAMAR

With an attention to detail through-out this unique "one of a kind" home has been meticulously designed from inside to out by the current owners with everything you need in a home well thought out and included.

A true statement in quality and design. Please contact us anytime to arrange a viewing!

Stunning street appeal located in one of Carramar's premier streets

Portico entrance with feature Jarrah double door entry (hand made by owner) and wood decking leading through to an extra-large separate foyer area

DOWNSTAIRS

Extra-large home cinema with feature recess ceiling and lighting, soundproof walls and ceiling, plus block out theatre blinds for that true cinema experience

🛏 4 🚿 2 🚗 2 📏 620 m2

Price	SOLD
Property Type	Residential
Property ID	25445
Land Area	620 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

Magnificent central kitchen with stone benchtops, American oak cupboards, Bosch twin oven, induction hotplates with extra gas wok burner, rangehood, dishwasher, fridge recess, microwave recess and quality fixtures and fittings

Spacious open plan meals and living areas with bifold doors as well as double door access to the outdoor entertaining area

Bedrooms 2, 3 and 4 are all extra-large in size with ceiling fans, double door robes plus extra storage cupboard to bedroom 2

Separate activity room with inbuilt storage cupboard

Quality 3-way 2nd bathroom with full height tiling, twin vanities with stone benchtops, heat lamp, bath and shower (with screen)

Separate powder room for guests

Spacious laundry with inbuilt stone benchtop and cupboards plus extra-large storage cupboard

UPSTAIRS

King-sized master bedroom (parents retreat) with feature double doors, inbuilt cupboards for extra storage and an outstanding view to Lake Joondalup

Separate extra-large walk in robe with inbuilt shelving

Resort styled ensuite with full height tiling. corner spa bath, extra length shower with screen, separate vanities with stone benchtops, feature mirror and lighting, heat lamp and separate WC

Extra-large study with inbuilt desk and shelving

THROUGH OUT

High ceilings through-out (32c)

Full reverse cycle A/C through out

Ducted valet vacuum system through-out

No expense spared on fixtures and fittings through-out including feature cornices and door frames, window treatments, window sills, floorcoverings and lighting

Rinnai hot water system with separate controls to both bathrooms and kitchen

Solar panels (5kw)

OUTDOORS

A 1st class outdoor area with feature woven bamboo pitched ceiling, wood decking, café blinds, ceiling fan, lighting and speaker system, perfect for entertaining the masses

Below ground pool with inbuilt spa and water feature (provisions for solar heating if required)

Outdoor shower plus lawn area for the kids to play

Separate sitting area or for storing the trailer

Extra-large double lockup garage with high ceilings (32c), all with inbuilt

shelving and cupboards, plus internal access as well as roller door access to the backyard

Internal living areas 316m²

Built in 2006

Block size...620m²

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