



**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 bedrooms 2 bathrooms 2 car spaces 620 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25445
<b>Land Area</b>	620 m <sup>2</sup>

## 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 2<sup>nd</sup> 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 1<sup>st</sup> 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

*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.*