

Sold



49 Wallangarra Road, Carramar



## HOME OPEN BY APPOINTMENT

Andrew and Liselle from Team Thompson have the pleasure in presenting 49 WALLANGARRA ROAD CARRAMAR

A modern 4 x 2 family home including spacious open plan meals and living, separate enclosed home theatre, study/home office as well as a kids activity room.

Step outside to an extra large backyard, with alfresco entertaining as well as gated drive through side access

Situated in Carramar's premier Wildwood Estate amongst high end quality homes , please call to view anytime

Modern street appeal overlooking natural bushland

Extra wide driveway with gated side access, ideal for the trailer, caravan or boat

Feature front door entrance into separate foyer

Spacious master bedroom with separate his and hers walk in robes

Large ensuite with twin vanities, extra length bench and cupboards, shower

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25603
<b>Land Area</b>	579 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

with glass screen and separate WC

Bedrooms 2, 3 and 4 are all double in size with inbuilt twin sliding door robes

Kids activity conveniently located between the minor bedrooms

Modern 2<sup>nd</sup> bathroom with bath and shower with glass screen

Study / home office

Central kitchen with 5 burner gas hotplate, rangehood, 900ml under bench oven, dishwasher, fridge recess with plumbing, walk in pantry and ample bench and cupboard space

Spacious meals and living areas with sliding door access to outdoor alfresco and commanding views to outdoors

Separate enclosed theatre / media room with feature French doors

High ceilings and feature lighting through out

Full reverse cycle air-conditioning

5 kw Solar panels

Ample power points through out

Alfresco entertaining area with feature inbuilt bbq, all overlooking an easy care backyard with masses of room for the kids to play (or room for a pool and/or workshop)

Automated reticulation system

Extra wide and with extra height, double lockup garage with internal access to foyer as well as roller door access to back yard

Built in 2014

Block size: 579m<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.*