

Sold



### 3 Kolor Court, Carramar



#### HOME OPEN BY APPOINTMENT

Andrew and Liselle from TEAM THOMPSON have the pleasure in presenting  
3 KOLOR COURT CARRAMAR

Spacious 4 x 2 plus study and separate lounge/ media room set on an  
EXTRA LARGE 832m2 block with all the room you need to park the boat,  
caravan and trailer!

Please contact us to arrange a viewing

*Set in a cul de sac location on an extra large 832m2 block with ample room to  
park the boat / caravan and trailer*

*Secure gated portico entrance with feature double doors*

*Study / home office*

*Spacious master bedroom with TV point and extra-large WIR*

*Huge ensuite with shower with glass screen, modern vanity with stone  
benchtop as well as separate WC*

*Separate powder room for guests*

*Bedrooms 2, 3 and 4 are all double in size with robes (with doors) and TV  
point*

4 2 2 832 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26396
<b>Land Area</b>	832 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

Fully renovated 2nd bathroom with stylish bath, shower with glass screen and vanity with stone benchtop

Formal lounge / Media room with feature raked ceilings and split system air-conditioning, gas outlet for heating as well as TV Point (currently set up as a home hair salon business)

Extra-large kitchen with stainless steel appliances, rangehood, dishwasher, fridge / freezer recess, feature overhead cupboard, pantry, breakfast bar and all with ample bench and cupboard space

Spacious open plan meals, family and games room with commanding views to outdoors, plus split system reverse cycle air-conditioning and inbuilt wood fire

Modern finish through-out including feature doors, lighting, floorcoverings, skirtingboards and window finishings

Well appointed laundry

Storage cupboard to hallway

Masses of room outdoors including patio area with inbuilt bar and bbq area, plus easy care synthetic lawn area for kids to play as well as spa cabana

Separate area with raised vegetable gardens

Rainwater tank

Full house water filtration system

Double lock up garage

Built 1996

Block size **832m2**

*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.*