



33C Coleman Way, Karrinyup



## Contemporary Family Home

This contemporary four-bedroom, two-bathroom home occupies a generous 395sqm elevated triplex site with 212sqm internal living area. Whether you're searching for a superbly positioned and spacious family home or the ultimate lock-and-leave, this property will tick all your boxes.

Behind secure electronic gates, you'll find a modern rendered facade, complete with a double lock-up garage and space to park additional vehicles or a trailer, camper or boat. Inside, gleaming solid Blackbutt flooring adds warmth to the clean, modern lines found throughout the home. The lower level encompasses two separate living areas, including a spacious theatre room with built-in storage and a light-filled family room overlooking the alfresco.

The kitchen features a timeless white design, featuring an expansive island bench/breakfast bar with a recessed double sink, stainless steel appliances, a double pantry, built-in wine storage and ample cabinetry. There's also a well-equipped laundry with a separate WC and double linen cupboard and storage beneath the stairs.

Upstairs, three double-sized minor bedrooms have built-in/walk-in robes, and the space at the landing would be perfect as a study nook or activity area. The family bathroom has floor-to-ceiling tiling, a new shower screen, a bath,

 4  2  2  395 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27077
<b>Land Area</b>	395 m2
<b>Floor Area</b>	212 m2

### Agent Details

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and a separate WC/powder. The spacious master suite boasts a walk-in robe and an impressive ensuite with double vanity, floor-to-ceiling tiling, a double shower and a separate WC.

This fantastic family sized home is positioned metres from Edmondson Klein Reserve and a few minutes walk to the newly redeveloped Karrinyup Shopping Centre that includes a new Hoyts cinema complex. Other location highlights include Lake Gwelup and the adjacent reserve and playground, proximity to the Mitchell Freeway, desirable local schools and under 3km to the vibrant Scarborough Beach lifestyle precinct.

Contact Frank Di Costa from Xceed Real Estate to secure this property on 0413 443 494.

Features include, but are not limited to:

- Four bedrooms, two bathrooms plus powder room
- Freshly painted internally and externally
- Two living areas, including a theatre room
- Solid Blackbutt flooring throughout main living areas and staircase (newly sanded and polished)
- New carpets throughout
- New shower screens and mirrors in the bathroom/ensuite
- Timeless kitchen design with island bench/breakfast bar
- Stainless steel appliances including dishwasher, electric oven and 4-burner gas cooktop
- Vertical blinds throughout
- New lighting throughout
- Master suite with walk-in robes and luxury ensuite
- Full-height tiling to all wet areas
- Spacious paved alfresco under the main roof
- Double lock-up garage with sectional door and storeroom
- Storage space under the stairs
- Double linen in the laundry and walk-in linen/storage upstairs
- Daikin ducted reverse-cycle air conditioning to the second level, Fujitsu split systems to theatre and living on the lower level
- Electronic security gates

Location:

- 600m to Karrinyup Shopping Centre
- 330m to Edmondson Klein Reserve
- 400m to Lake Gwelup Reserve
- 740m to Lake Gwelup Boardwalk
- 330m to Newborough Primary School
- 1.6km to Deanmore Primary School
- 530m to Our Lady of Good Counsel School
- 1.7km to St Mary's Anglican Girls School
- 3.4km to Carine Senior Highschool

- 4.0km to Churchlands Senior Highschool
- 4.6km to Newman College
- 3.6km to Hale School
- 2.8km to Scarborough Beach & foreshore
- 2.4km to Stirling Station
- 10km to Perth CBD

*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.*