

Sold



1 Litchfield Cres, Carramar



## HOME OPEN BY APPOINTMENT

Andrew and Liselle from Team Thompson have the pleasure in presenting 1 LITCHFIELD CRESCENT CARRAMAR

If you are looking for a quality home with the most amazing outdoor areas plus the added bonus of extra parking for the boat/caravan then this extra large family home situated on an elevated corner block in a great location is the one!

Features include.....

Elevated 677m2 corner block with secure feature surround wall as well plenty of extra parking for caravan/trailer or boat

Superb frontage with verandah overlooking manicured gardens and lawn area, an ideal and private place to relax and enjoy this elevated location

Feature double front door entry with security screen

Spacious master bedroom with commanding views to outdoors, extra large WIR all with quality finishings through out

Extra large modern ensuite with vanity, shower (with glass screen) and separate WC

Bedrooms 2 and 3 are massive in size and include double door robes

2nd bathroom with extra length vanity, bath and shower (with glass screen)

Enclosed separate formal lounge / Media room

Good size kitchen with 900ml underbench oven, 5 burner gas hotplate, rangehood, dishwasher, fridge recess, walk in pantry plus plenty of bench and cupboard space

3 2 2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 27155

### 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

A huge open plan meals and living area with sensational views to outdoor entertaining area

Full reverse cycle air-conditioning through out

Immaculate presentation including floorcoverings, skirtingboards, window treatments, feature doors and stylish lighting

Extra large laundry with bench and cupboards

Plenty of storage through out

2 separate king-sized outdoor areas with superb feature decking to the main entertaining as well as roll down café blinds, all overlooking impressive manicured gardens. Then walk around to a 2nd entertaining area with spa. A true statement in all year round outdoor entertaining

Security doors

Double lockup garage with access to backyard

6.2m x 4m lockup outdoor shed

Double gated side access to backyard

Plenty of room for extra parking

Built approx. 2006

Block size: 677m<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.*