

Sold



3 Nalgan Ct, Carramar



## HOME OPEN BY APPOINTMENT

Andrew and Liselle from Team Thompson have the pleasure in presenting 3 NALGAN COURT CARRAMAR

*Easycare 3 bedroom, 2 bathroom home situated within walking distance to all amenities*

*Please call to view anytime!*

*Great location close to schools, parks and local shopping centre*

*Neat and tidy street appeal with roller shutter to front window and security screen front door entry*

*Spacious master bedroom with WIR and TV point*

*Modern ensuite with shower (with glass screen) and full length bench/mirror*

*Bedrooms 2 and 3 are double in size with inbuilt robes with doors*

*Light and bright 2nd bathroom with bath and shower (with glass screen)*

*Study/activity*

*Separate enclosed home theatre/media room*

*Chef's kitchen with gas cooktop, stainless steel underbench oven, fridge recess, dishwasher recess and all with plenty of bench and cupboard space*

🛏 3 🏠 2 🚗 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27164

### 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

*Good size laundry with inbuilt linen cupboard plus separate WC*

*Open plan meals and living rooms with split system air-conditioning and sliding door access to outdoors*

*Well presented through out with modern fixtures and fitting including floorcoverings, skirting boards, lighting and window treatments*

*Alfresco entertaining all surrounded by a low maintenance easycare backyard*

*Outdoor lock up shed*

*Double lock up garage with internal access to front hallway as well as secure roller door access to backyard*

*Built 2010*

*Block size approx 360m<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.*