

Sold



32 Combewood Loop, Carramar



## Renovated and Spacious Family Home!

Andrew and Liselle from Team Thompson have the pleasure in presenting 32 COMBEWOOD LOOP, CARRAMAR

Renovated 4 x 2 family home set high on the hill of Combewood Loop within walking distance to Carramar Primary School and all of Carramar's local amenities

Please contact us to view anytime.

- \* Set in a quiet location within walking distance to all local amenities
- \* Extra wide frontage with room to park the caravan / trailer, plus potential side access
- \* Feature keyless double door front entry with security screens to separate foyer
- \* Spacious master bedroom with feature floorcovering, plantation blinds, ceiling fan and an extra-large walk in robe
- \* Fully renovated ensuite with modern fixtures and fittings, full height tiling, shower with glass screen, modern vanity with extra wall cupboard
- \* Bedrooms 2, 3 and 4 with ceiling fans, inbuilt robes to bedrooms 2/3 and WIR to bedroom 4

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27459

### 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 modern fixtures and fittings, full height tiling, shower with glass screen and extra wall cupboard
- \* Study / home office with fast internet connection, internal LAN
- \* Foxtel points in multiple rooms
- \* Separate enclosed lounge / Media room with solid wood flooring. feature plantation blinds and gas point
- \* Fully renovated kitchen with stone benchtops, feature cupboards, extra-large freestanding gas oven and hotplates, rangehood, glass splashbacks, integrated dishwasher, fridge recess, microwave recess, feature overhead cupboard, pantry, breakfast bar and feature lighting
- \* Spacious open plan meals and family with gas point, ceiling fan and commanding views to outdoors
- \* Modern finish through-out including feature doors, lighting, floorcoverings, skirtingboards and window finishings
- \* Full reverse cycle air-conditioning through out, with wireless e-zone controller
- \* Home security system
- \* Fully reticulated gardens
- \* Top quality LG solar panels and German Fronius inverter
- \* Well appointed laundry with inbuilt bench and cupboards
- \* Spacious outdoor patio entertaining with feature limestone pavers and roll down café blind, all overlooking feature gardens, fish pond and lawn area
- \* Outdoor lock up shed
- \* Double lock up garage with roller door access to backyard
- \* Built 1999
- \* Block size 600m2

*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.*