

Sold



56 Litchfield Cres, Carramar



## UNDER OFFER BY TEAM THOMPSON

Andrew and Liselle from Team Thompson have the pleasure in presenting 56 LITCHFIELD CRESCENT CARRAMAR

Spacious and modern 4 x 2 plus study, home theatre and open plan living overlooking alfresco entertaining area and easy care backyard

Set in a superb location surrounded by quality homes and overlooking Litchfield Park

Please contact us to arrange a viewing

Parkland frontage directly overlooking Litchfield Park

Solid feature door entry with security screen

Spacious master bedroom with his and her's separate walk in robes plus split system air-conditioning

Extra-large ensuite with shower, full length vanity and separate WC

Bedrooms 2, 3 and 4 are generous in size with robes

Modern 2nd bathroom with bath and shower

Separate enclosed home theatre with access to main living areas and split

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| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 28386       |

### Agent Details

Sharon Guest - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

system air-conditioning

Enclosed study/home office

Chef's kitchen with stainless steel appliances including gas hotplate, inbuilt wall oven, microwave recess, fridge/freezer recess and all with plenty of bench and cupboard space

Separate coffee station with underbench and overhead cupboards

Spacious open plan meals and living room with split system air-conditioning

Alfresco area (UMR) with easycare backyard

6.6KW (20 Panels) solar system

Double lock up garage with internal access to foyer as well as door access to backyard

Built 2007

Block size...450m2

*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.*