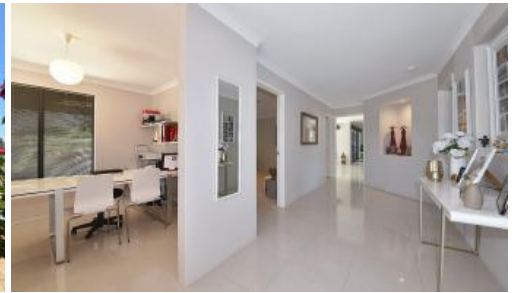


Sold



4 Yandi Way, Carramar



## UNDER OFFER BY TEAM THOMPSON

Andrew and Liselle from Team Thompson have the pleasure in presenting 4 YANDI WAY CARRAMAR

A quality built 4 x 2 family home with study / home office, enclosed home theatre and 1st class kitchen, all with the finest of fixtures and fittings throughout

Step outside to a resort style outdoors with 2 separate entertaining area's all overlooking a solar heated concrete below ground pool,

With solar panels, bore fed gardens and extra parking for the boat/caravan, all located on an extra-large 707m2 block

Contact us anytime for further details

Features include...

Quiet location set amongst quality homes

Manicured extra wide frontage with separate parking for the boat or caravan

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28405

### 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

if required on a large 707m2 block

Security Screen front door entry

Separate foyer area with access to garage

Spacious master bedroom with twin sliding door robe plus separate W.I.R. and ceiling fan

Spacious ensuite with shower (with glass door screen)

Bedrooms 2, 3 and 4 are all double in size with sliding door robes and ceiling fans

2nd bathroom with bath and shower (with glass door screen)

Separate powder room for guests

Study / home office

Enclosed home theatre with ample room for the whole family

Superb kitchen with stone benchtops, stainless appliances, gas hotplates, rangehood, dishwasher, overhead cupboards, quality mirrored glass splashbacks, fridge / freezer recess and microwave recess...all in all a true statement in quality!

Open plan meals and living rooms with double sliding door access to alfresco and with commanding views to outdoors

Extra large laundry with inbuilt bench and cupboards and sliding door storage space

Fully ducted reverse cycle air-conditioning

Resort style outdoor alfresco with inbuilt bench, cupboards and fridge recess (fridge included), and zip lock blinds for all year entertaining, plus a second pitched patio BBQ area with inbuilt bar

Fully fenced solar heated concrete below ground pool with water feature and raised sun deck

Poured liquid limestone paving

Easy care low maintenance gardens bore fed gardens (shared)

Fully powered outdoor 4m x 3m shed

5KW solar panels

Double lockup garage with internal access to foyer

Built in 2005 by Scott Park Homes

Block size: 707m2

*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.*