

Sold

36B Francis Avenue, Karrinyup



## Fabulous Family Sized Townhouse

Home Open Cancelled-Under Offer!

Welcome to this stunning 3-bedroom 2-bathroom family sized townhouse situated in a sought-after convenient location walking distance to Karrinyup Shopping Centre. This executive double storey residence has been fitted with quality fixtures and fittings throughout and boasts large bedrooms, high ceilings and elevated easterly views towards Lake Gwelup.

As you enter the property you are welcomed into a light and bright open plan kitchen/living and dining area with glass sliding doors opening onto the private courtyard. The chef's kitchen features 900mm stainless steel appliances, stone bench tops, ample storage and fridge recess with water facility.

The generous master bedroom is located downstairs to the front of the property boasting reverse cycle air conditioning, walk-in-robe and ensuite with his and hers basins.

Upstairs you will find 2 large Queen sized bedrooms featuring built in robes & a shared bathroom with a bath and separate shower. The large open plan living area opens onto a tiled balcony that boasts sweeping treetop views over Lake Gwelup. Adjoining the living area is a study or home office recess.

This stunning residence is conveniently located in a desirable pocket of Karrinyup secluded from the hustle and bustle of the new Karrinyup Shopping Centre but close enough to walk to the 300 places to eat, drink, shop and

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<b>Price</b>	SOLD for \$940,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29067
<b>Land Area</b>	257 m2
<b>Floor Area</b>	234 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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

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REAL ESTATE

play that Karrinyup has to offer! Close to all local amenities, Lake Gwelup Reserve, Karrinyup Primary School, St Marys Anglican Girls School, Carine Senior High School, Trigg Beach, Lake Karrinyup Country Club, public transport, the freeway and lots more!

For further details or to arrange a private inspection please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

#### FEATURES INCLUDE

- 3 King or Queen bedrooms
- 2 modern bathrooms
- Situated within a small complex of 3 townhouses
- Tiled open plan kitchen, living & dining
- Feature ceiling cornices
- 30 course ceiling height downstairs
- Ducted reverse cycle air-conditioning
- Feature Hamptons style staircase
- Upstairs living area with study nook
- Balcony with stunning treetop views towards Lake Gwelup
- Private alfresco area
- Low maintenance gardens
- Double garage with store area and remote controlled door
- Poured concrete pathways around the home

Approximate distance to;

- 600m- Karrinyup Shopping Centre
- 900m- Lake Gwelup
- 950m- Karrinyup Primary School
- 1.2km- Our Lady of Good Counsel School
- 2.6km- Hamersley Golf Course
- 2.7km- Lake Karrinyup Country Club
- 3.0km- St Marys Anglican Girls School
- 3.6km- Trigg Beach
- 3.8km- Carine Senior High School
- 3.6km- Clarko Reserve

Council Rates- \$2,224.58 P/A

Water Rates- \$ 1,562.22 P/A

*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.*