

Sold



11 Sarus Rise, Gwelup



## A Timeless Lakeside Family Retreat

Escape to the captivating lakeside retreat you've always dreamed of at The Willows.

Quality built in 2007, this Don Russell home showcases a timeless design that combines elegance as effortless as they come and perfectly balances style and functionality throughout.

Inside, you'll discover a haven of comfort and space. Four generously sized bedrooms provide ample room for the entire family, with three separate internal living areas covering entertaining and relaxation in all its forms. Two beautifully designed bathrooms feature modern fixtures and finishes that enhance your daily routine. A dedicated study area by the entrance also offers a tranquil space for work or leisure.

The heart of this home is the central open-plan area, encompassing family living and dining while maintaining a seamless connection to the generous alfresco under the main roof. The stylish kitchen, adorned with stone benches and stainless steel appliances, boasts abundant cabinetry and a chic aesthetic to inspire your inner chef. The formal lounge is an inviting space with a cozy fireplace and the perfect ambience for intimate gatherings and quiet evenings, while entertainment awaits in the separate games/theatre room.

Ducted reverse cycle air conditioning throughout the home ensures year-

5 2 2 550 m2

**Price** SOLD for \$1,230,000

**Property Type** Residential

**Property ID** 29127

**Land Area** 550 m2

### Agent Details

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round comfort and magnificent solid Brushbox timber flooring flows from room to room, complemented by timber French doors and Cedar venetian blinds. The good-sized backyard offers a safe haven for children and pets to play freely, framed by manicured reticulated gardens.

Occupying a generous 550m<sup>2</sup> block, this immaculate single-level property is nestled in a sought-after lakeside enclave, surrounded by a tranquil and harmonious environment. Steps from scenic Lake Careniup Reserve, you'll enjoy strolling to the area's hidden treasure, the beautiful Secret Garden, and around to Lake Karrynyup and Monyash Reserve. Take advantage of the proximity to fantastic local amenities, including Karrynyup Shopping Centre, Warwick Station and North Beach.

Features include:

- Four bedrooms, two bathrooms, plus study (or 5th bdrm)
- Timeless, single-storey design by Don Russell Homes
- Family living, formal lounge with fireplace, theatre/games room
- 550sqm block with a north-facing aspect
- Abundant natural light
- Plenty of internal storage - built-in robes, walk-in linen, laundry storage
- Elegant bathrooms (each with a bath)
- High ceilings with recessed LED lighting
- 227sqm internal living area
- Double lock-up garage with a sectional door and shopper's entry
- Ducted reverse-cycle air conditioning
- Solid Brushbox timber flooring
- Alfresco under the main roof
- Reticulated garden beds

Location (approx. distances):

- 180m Lake Careniup Reserve
- 640m Gwelup's Secret Garden
- 600m Lake Gwelup Primary School
- 1.7km Balcatta Senior High School
- 2.5km Carine Senior High School
- 4.0km Karrynyup Shopping Centre
- 6.0km St Mary's Anglican School
- 6.7km North Beach
- 3.5km Warwick Station

Don't miss your chance to own this exceptional lakeside family retreat.

Contact Kiera Simpson from Xceed Real Estate on 0414 441 445 to arrange a viewing - your dream lifestyle awaits!

*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.*