



5 Staunton Vale, Carramar



## UNDER OFFER BY TEAM THOMPSON

Andrew and Liselle from Team Thompson have the pleasure in presenting 5 STAUNTON VALE CARRAMAR

This stunning 4 x 2 family home is sure to impress with extra large living areas, all with a total of 223m<sup>2</sup> of internal living space  
Step outside to an extensive patio area overlooking a glassed fenced, below ground pool and easy care synthetic lawn area for the kids to play

Set in sought after Fairway Mews and within walking distance to Carramar Golf Course, Carramar Primary School, Carramar Village shopping centre and local parklands

Please contact us anytime for further details

Sought after location close to all amenities and parklands  
Great street appeal with immaculate gardens and lawn area  
Security screen front door entry  
King sized separate lounge / media room with inbuilt TV cabinet (TV negotiable)  
Master bedroom with parents retreat, extra-large WIR, feature lighting and ceiling fan  
Spacious ensuite with shower (with screen,) WC and ample bench and cupboard space  
Bedrooms 2, 3 and 4 are all double sized with enclosed robe space

4 bedrooms 2 bathrooms 2 car spaces 601 m<sup>2</sup>

**Price** SOLD for \$700,000  
**Property Type** Residential  
**Property ID** 29318  
**Land Area** 601 m<sup>2</sup>

### Agent Details

### Office Details

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

**XCEED**   
REAL ESTATE

Light and bright 2nd bathroom with separate powder room, full length vanity and mirror, bath and shower (with screen)

Spacious kitchen with 4 burner gas cooktop, electric wall oven, dishwasher, fridge recess, overhead cupboards and walk in corner pantry, all with ample bench and cupboard space

Extra-large meals, living and games room with inbuilt wood fire

Storage cupboard to hallway

Fully renovated laundry area with stylish fixtures and fittings, tiled splashbacks plus inbuilt cupboards and bench

Stylish decor throughout including feature doors and lighting

Sought after plantation blinds to most windows

Ducted evaporative air-conditioning t/out plus 2 x split system reverse cycle air-conditioners to main living areas

Extensive pitched patio area overlooking fully glassed fenced below ground pool

Separate easy care synthetic lawn area for kids to play

Solar Panels (24 panels)

Extra wide double lockup garage with recess for workbench / storage, inbuilt sink / tap, internal access to kitchen as well as secure drive through access to backyard and door access to front yard

Built in approx 2002

House size...223m2 internal living

Block size: 601m2

*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.*