

Sold



16 Camelot Grove, Carramar



## UNDER OFFER BY TEAM THOMPSON

Andrew and Liselle from Team Thompson have the pleasure in presenting 16 CAMELOT GROVE CARRAMAR

A unique and spacious 4 x 2 family home that seamlessly blends modern living with low-maintenance outdoor entertaining.

An extra wide/length frontage that can be transformed to fit the trailer/caravan or boat.

Set in a quiet, child friendly location of Carramar conveniently located within walking distance to all local amenities and the prestigious Carramar Golf Course.

Please contact us anytime for further information.

The property features an extra wide frontage with manicured gardens and lawn area with potential to park the boat/caravan or trailer if required as well as a secure and private portico entrance with security screen front door to separate foyer.

The King sized master bedroom with wall to wall triple mirrored sliding door robe, separate extra walk in robe and ceiling fan

Ensuite with shower (with walk in access) and vanity

Bedroom 2 is double in size and could be used as a study if required

Bedroom 3 is queen in size with double sliding door inbuilt robe

Bedroom 4 is queen in size with triple sliding door robe with inbuilt study desk

Spacious bathroom 2 with shower with glass screen, bath and full length

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**Price** SOLD for \$670,000

**Property Type** Residential

**Property ID** 29637

### Agent Details

### Office Details

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

**XCEED**   
REAL ESTATE

vanity

Separate formal lounge / dining or media room / study with ceiling fan

Central kitchen with stainless steel appliances including near new oven, 6 burner gas hotplate, rangehood, fridge recess, feature overhead cupboards, corner pantry, breakfast bar and all with ample bench and cupboard space.

Spacious open plan meals and family room with commanding views to outdoors, plus split system reverse cycle air-conditioning and ceiling fan

Fully ducted evaporative air-conditioning through out

Fully ducted gas heating through out

Well appointed laundry with inbuilt cupboard

Tinted windows to help reduce the heat

Security mesh to all front windows plus security screens to sliding doors to backyard

Pitched patio outdoor entertaining overlooking beautiful, manicured gardens and feature limestone garden beds

Extensive paving areas through out

Sheltered lean to patio to side of the home

Gated side access to backyard

Irrigation system (automated/programable)

Double lock up garage

Built 1995

Block size 603m2

*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.*