

# 45 Collanda Circuit, Carramar, WA, 6031

## Sold House

Saturday, 16 November 2024

45 Collanda Circuit, Carramar, WA, 6031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Karl Wright

**\*SOLD\* Many Buyers Still Searching!**

**Spacious Family Home with a Pool**

Located on a 605m<sup>2</sup> corner block, this bright and breezy home has an excellent layout to suit a large family. Built in 2006 with 225m<sup>2</sup> of internal living, this spacious 4-bedroom 2-bathroom home is freshly painted and completely move-in ready.

Built to great floorplan with ducted reverse cycle a/c, large separate theatre to the front and open plan family, meals, kitchen and games. Featuring a great alfresco and pool area, a fantastic haven to relax and enjoy.

Located just minutes to the local shopping precincts, parks, schools, and transport amenities.

Please call or SMS Karl on 0450 556 146 or email [hello@wrightrealty.com.au](mailto:hello@wrightrealty.com.au) to register your interest.

4 Bedrooms | 2 Bathrooms | Theatre | Family | Meals | Kitchen | Games | Laundry | Alfresco | Pool | Shed | Double Garage with shopper's entry

- Attractive frontage with retained lawns and landscaped gardens.
- A verandah provides sheltered access to the home in addition to the shopper's entrance via the garage.
- To the right of the entry is the spacious theatre area. Use as a theatre or as a separate lounge / living space.
- Through the hallway you will find a fantastic bright and breezy open floor family, meals, games, and kitchen.
- The well-designed kitchen has plenty of cabinetry including a central island bench top including breakfast bar and recess for your microwave and double door fridge space with plumbing. Featuring tiled splashback, 4-burner gas cooktop, rangehood, electric oven, and dishwasher.
- Privately positioned with good separation from the minor bedrooms is a large main bedroom featuring a walk-in wardrobe, retreat area and large ensuite bathroom.
- Bedrooms 2, 3 and 4 are positioned along the left of the home, all featuring built-in wardrobes, and vertical blinds.
- The family bathroom is located adjacent to bedroom 4 and features a vanity and separate shower and bath to relax and unwind.
- The laundry is well proportioned with built-in cabinetry and a large walk-in linen cupboard and access outdoors.
- Outside, a lovely alfresco area and gated pool awaits. Enjoy countless hours relaxing and entertaining pool side.
- Pedestrian side access to the rear.
- Double garage with shopper's entrance to the home.

Additional features: Freshly painted; Panasonic zoned, ducted reverse cycle a/c; Reticulation; Blow-in insulation; Vulcan gas storage hot water system; NBN ready.

2006 built on approx. 605m<sup>2</sup> block with approx. 225m<sup>2</sup> of living.

Nearby Amenities:

120m to Peter Turner Park

550m to Castledene Park

650m to Litchfield Park

650m to Banksia Grove Shopping Centre

1.3km to Banksia Grove Primary School

1.3km to Tapping Primary School

1.4km to Carramar Village Shopping Centre

1.4km to The Duke Bar and Bistro

1.5km to Carramar Golf Club

1.9km to St Stephen's School (Carramar)

2.0km to Carramar Primary School

2.7km to Wanneroo Botanic Gardens

6.1km to Currambine Station

Disclaimer:

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