



## 7 Aquamarine Parade, KARNUP, WA 6176

**SOLD BY TONY ANSARA**

Beautifully Presented Family Home Situated in the Fast-Growing Suburb of Karnup!

Set amongst other quality properties in a great family friendly location, this well-maintained residence offers spacious accommodation for the whole family to enjoy!

Featuring 4 good sized bedrooms, 2 bathrooms, functional kitchen with stone benchtops, 900mm stainless-steel appliances plus heaps of storage space, large open plan living design, separate theatre room, laundry with linen storage and large alfresco dining.

Additional features include 2 split system reverse cycle air-conditioners, double car garage with a shopper's entry, minimal outdoor maintenance with artificial turf, roller shutters and solar panels for energy savings.

This fantastic family home is packed with quality features and is well worth your inspection.

**TYPE:** Sold

**INTERNET ID:** 300P137309

### **SALE DETAILS**

**Offers Invited - Price Guide Mid \$500's**

### **CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Tony Ansara**  
0410 107 787

Ideally located within a short distance to beautiful parklands, shopping facilities, quality schooling, public transport and Singleton Foreshore.

Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

\*Leased until 12th October 2024 at \$550 per week.

#### Property Features

Year built 2016

Lot size 405m2\*

4 Bedrooms (Master bedroom with split system reverse cycle air-conditioner, his & her robes and ensuite with a separate water closet, Minor bedrooms with built-in robes)

2 Bathrooms

Functional kitchen with stone benchtops, 900mm stainless steel appliances and heaps of storage space

Large open plan living and dining area

Theatre room

Laundry with linen storage

Split system reverse cycle air-conditioner (Master bedroom & family living area)

Roller shutters

Solar panels

Large alfresco dining

Artificial turf

Double car garage with shopper's entry

#### Location Features

Cerulean Park 180m\*

Singleton Village Shopping Centre 300m\*

Nearest Bus Stop (Mandurah Road After Redwood Avenue) 450m\*

Singleton Foreshore 2.2km\*

Lakelands Shopping Centre 3.4km\*

Lakelands Train Station 4.5km\*

Meadow Springs Shopping Centre 6.7km\*

Quarry Adventure Park 7km\*

Mandurah Forum 11.7km\*

Perth 63.3km\*

## Schools

Singleton Primary School 2km\*

Madora Bay Primary School 4.1km\*

Golden Bay Primary School 4.7km\*

Coastal Lakes College 3.6km\*

Comet Bay College 5.2km\*

Mandurah Baptist College 4.7km\*

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All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 405.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











