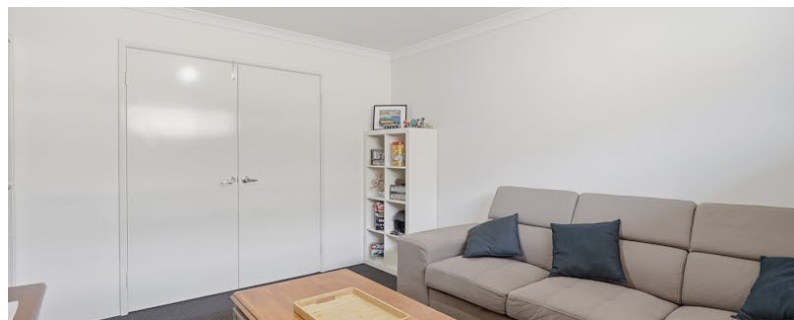




9 Sienna Grove, KARNUP, WA 6176

CENTRAL CONVENIENCE WITH SOUGHT AFTER ADDED EXTRAS INCLUDING DRIVE THROUGH ACCESS AND A BUILT-IN WORKSHOP

Nestled away within the sought after Vista Private Estate, this newly established and growing

community offers absolute convenience, with its premium position close to all the daily necessities

for a family orientated appeal. The modern facade ensures immediate interest, with a double

garage and workshop to the side for complete functionality within, while the interior follows a

contemporary floorplan, with neutral paintwork and low maintenance styling throughout. Equipped

with 4 bedrooms and 2 bathrooms, your master suite sits separately to the front of the home and

is generously spaced for comfort. While your living options include a large theatre room for

TYPE: For Sale

INTERNET ID: 300P194538

SALE DETAILS

Offers From \$829,000

CONTACT DETAILS

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

Bernie Egan
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relaxation, a spacious and light filled family zone with living and dining around the central kitchen,

and an activity or study nook before the minor bedrooms. Your rear alfresco provides year round

entertaining, with the gardens created for minimal upkeep living across its 450sqm standing,

including both lawn and paving, with drive through access via a secondary roller door from the

garage.

Positioned with a choice of parkland just a short stroll away, you have play equipment, a large oval

and barbecue facilities all on hand, with the nearby shopping precinct equally close by to meet all

your retail needs. A range of schooling and childcare is easily within reach and offers education for

all ages, with road and public transport links providing a straightforward commute for those with

daily travel. And for a true lifestyle location, the sensational coastline and beaches are just a quick

trip away, with endless family fun to explore.

Features of the home include:

- Spacious master suite to the front of the home, with soft carpet, dual walk-in robes and a

contemporary ensuite with a glass shower enclosure, vanity with storage and private WC

- Three further bedrooms, all carpeted with either a built-in robe or recess for storage

- Fully equipped family bathroom, with a glass shower enclosure, bath and vanity, plus a separate

WC next door

- Laundry tucked away beside the kitchen for convenience, with a linen closet and direct access to

the side of the home

- Central kitchen to the heart of the space, with a large freestanding island for casual meals, an inbuilt

oven, gas cooktop and rangehood and under bench cabinetry throughout, with a full height

pantry and designated fridge recess to either side

- Sweeping open plan living and dining area, with plenty of natural light, tiled flooring and sliding

door access to the alfresco beyond

- Dedicated theatre room with dual door entry for premium movie viewing and soft carpet for

comfort

- Small activity or study nook before the minor bedrooms, with a range of uses and versatility

throughout

- Lengthy entry hallway with tiled flooring and shoppers access from the garage

- Ducted air conditioning throughout

- Under roof alfresco to the rear of the main living area for uninterrupted entertaining or relaxation,

with paved flooring and pull down café blinds for use across the seasons

- Easy care backyard with extensive paving allowing additional parking beyond the garage or

secondary seating throughout, with a small area of lawn and a feature elevated bed of tropical

greenery for appeal

- Raised vegetable garden ready to be planted, with reticulation already in place

- Gated side of the home with both landscaping stone and stepped pavers for access

- Modern exterior for immediate street appeal with a lawned front yard

- Double remote garage with roller door entry and rear drive through access to the backyard

- Workshop space within the garage with built-in storage and a workbench

- Paved driveway for additional vehicles, with a hardstand to the side

Built in 2017, this well-placed and spacious family residence was designed to accommodate

carefree comfort, with modern inclusions and sought after additions including that drive through

access and workshop to utilise. While the location ensures a welcoming setting to raise the family

with complete convenience on hand.

Contact Bernie today on 0433 707 633 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 450.00 square metres
- Building Area: 159.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

9 Sienna Grove, Karnup