



17 Carlingford Court, Australind

## Executive Living in Kingston 4x3 plus Granny Flat

A One of a Kind Executive Residence, Luxury, Lifestyle & Liveability in Kingston Estate

Discover unparalleled family living in this impressive 256m<sup>2</sup> executive home, built in 2012 and perfectly positioned on a generous 1,208m<sup>2</sup> block in the highly sought after Kingston Estate, Australind.

Offering a rare combination of design excellence, premium features and incredible functionality, this residence includes a spacious 4 bedroom, 3 bathroom home plus a functional granny flat, ideal for multigenerational living, guests or supplementary rental income.

Every inch of this property has been crafted for comfort, style and year round enjoyment, delivering a lifestyle that truly stands apart.

From the moment you arrive, the home's unique character shines through. A distinctive two-toned blue roof matched with custom ridge capping, paired with a bold black brick feature wall and stone insert detailing, creates a standout architectural statement.

Double blue front doors open to a sophisticated entry with a recessed ceiling and designer feature wall, setting the tone for the quality

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### FOR SALE

Offers Over \$1,100,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 LJ Hooker

throughout.

### Premium Features You Will Love Inside the Home

- Ducted reverse cycle air-conditioning for all season comfort
- 4x3 main residence + functional granny flat
- Spectacular master suite positioned at the rear with:
  - oDirect pool access through sliding doors
  - oA luxurious oversized bath
  - oLarge shower with striking feature tiles
  - oGreen art deco glass vanity basin
  - oStone vanity bench top
  - oExpansive walk in wardrobe
- Bedroom 3 with its own private ensuite featuring a large shower
- Executive chef's kitchen with:
  - oHeightened dark stone benchtops to kitchen , scullery and laundry
  - oTwo ovens
  - oStylish mirrored splashback
  - oBreakfast bar
  - oUnique designer range hood imported from Sydney
  - oScullery with dishwasher
  - oHuge walk in butler's pantry
- Dedicated theatre room with stepped flooring for the true theatre feeling, kitchenette for movie nights & entertaining
- Activity room at the front of the home with barn door, located alongside two bedrooms and a bathroom perfect for children or teens
- High ceilings to the main living zone with a pitched roof and wraparound glass windows capturing breathtaking pool views, bringing the outside in all year
- Built in double robes in all bedrooms with floor to ceiling mirror
- Laundry with walk in linen room

### Outdoor Living & Lifestyle

- Resort style pool with spa and a stunning timber decked gazebo
- Expansive gabled alfresco with gas bayonet perfect for year round entertaining
- Basketball court for endless family fun and fire pit for the chilly winter nights
- Side access for caravans, boats or trailers
- Freshly painted exterior giving the home a crisp, vibrant finish
- Garden shed for extra storage
- Oversized garage, extra wide, deep and with a workshop recess
- Only one neighbour, with parklands and walkways beside the home providing privacy and peaceful outlooks

Enjoy all the benefits of living in one of Australind's most loved estates:

- Close to local schools
- Surrounded by parks, walkways & playgrounds
- Easy access to shops & everyday amenities
- Moments from leisure and recreation facilities

Kingston Estate is known for its strong sense of community and relaxed lifestyle making it the perfect setting for this remarkable home.

Offering unmatched flexibility, luxury and space, this exceptional property truly ticks every box. Executive homes of this calibre are rarely offered so don't miss your chance.

Register in Propps prior to attending the open home:

<https://prop.ps/l/B1PaE39FFrXp>

Contact Team Ned today for further information

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

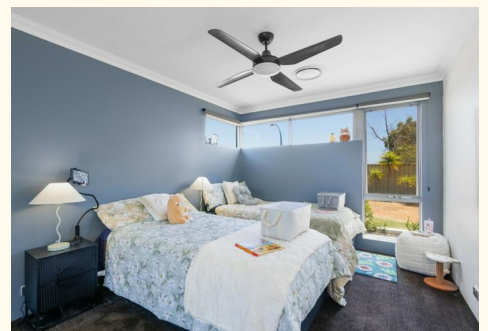
Property ID	199FHND
Property Type	House
House Size	256 m2
Land Area	1208 m2
Including	Ensuite
	Air Conditioning
	Toilets (4)
	Pool
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage

**Rachel Ned MacLeod-Paterson 0488 556 452**

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**LJ Hooker Property South West WA (08) 9791 6880**

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