

12 Kurrajong Way, Camillo

## The Complete Family Package




If you've been searching for a home that combines modern updates with outstanding family living, your search ends here. Beautifully renovated, this spacious residence offers multiple living areas, exceptional outdoor entertaining and a long list of quality upgrades, allowing you to simply move in and enjoy.

From the moment you arrive, you'll appreciate the pride of ownership. Complete with manicured gardens, lush green lawns and a welcoming street presence.

Inside, the home has been thoughtfully renovated to create a fresh, contemporary feel. The stunning brand-new kitchen is the centrepiece of the home, featuring quality appliances, ample bench space and generous storage while overlooking the family and games room, making it perfect for both everyday living and entertaining.

The new flooring throughout enhances the home's modern appeal, while the versatile floor plan offers separate living areas, allowing every member of the family to enjoy their own space. The formal dining room provides flexibility as either a dedicated dining area or an additional lounge.

Offering four generous bedrooms, one bedroom enjoys direct access

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

to an adjoining living area, making it ideal as a guest suite, teenage retreat, parents' room, home office or children's activity area.

Comfort has also been significantly upgraded with the installation of ducted reverse-cycle air conditioning. To help reduce ongoing living costs, solar panels have also been installed, delivering greater energy efficiency and lower electricity bills.

Step outside and you'll discover an entertainer's dream. The spacious gabled patio overlooks the sparkling below-ground swimming pool, creating the perfect space for family gatherings, summer barbecues and relaxing weekends at home.

The impressive workshop with power offers endless possibilities, whether you're a tradesperson, hobbyist or simply looking for the ultimate man cave or games room.

#### Features You'll Love:

- Beautifully renovated throughout
- Brand-new modern kitchen
- New flooring throughout
- Four spacious bedrooms
- Three separate living areas
- Flexible guest room, teenage retreat or home office
- Ducted reverse-cycle air conditioning
- Solar panel system
- Spacious formal dining room
- Large gabled outdoor entertaining area
- Below-ground swimming pool
- workshop with 3-phase power
- Fully reticulated gardens and lawns via bore
- Beautifully landscaped gardens
- Security mesh screens and triple-lock security doors
- External blinds and roller shutter
- Gas instantaneous hot water system
- Built-in robes to three bedrooms
- phase available
- Secure gated front yard
- Gabled carport with secure parking for up to four vehicles

#### Lifestyle & Location

Situated in a quiet, family-friendly pocket of Camillo, this home offers exceptional convenience for everyday living. You'll be within easy reach of local schools, childcare centres, shopping precincts, public transport and medical facilities. Enjoy weekends exploring the nearby Champion Lakes Regatta Centre, local parks, walking trails and sporting facilities, while commuters will appreciate the convenient access to Kelmscott Train Station, Armadale Road and Albany Highway.

Combining a fully renovated interior, outstanding entertaining spaces and an incredibly convenient location, this home offers exceptional value for families, first-home buyers and investors alike.

Move straight in, unpack and start enjoying everything this beautifully updated family home has to offer. Contact Sajad Ahmadyar today to arrange your inspection.

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## MORE DETAILS

Property ID 9VQHA2  
Property Type House  
Land Area 683 m2  
Including Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Workshop  
Solar Panels  
3 Phase Power  
Pool

### Sajad Ahmadyar 0405 602 210

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