



3 Etana Lane, Camillo

The Heart of Family Living

Built in 2024 and thoughtfully enhanced since completion, this beautifully presented family home combines modern comfort, practical design and lifestyle convenience, making it an ideal home for growing families.

At its heart is a stunning open-plan kitchen, living and dining space featuring soaring 31-course ceilings, an oversized island bench and a cleverly designed hidden prep kitchen complete with a sink, Bosch dishwasher and additional storage. Whether hosting family and friends or navigating busy weekday routines, this space has been designed to bring people together.

A separate theatre room provides the perfect retreat for movie nights and quiet relaxation, while the spacious master suite offers a private sanctuary complete with an oversized walk-in dressing room and a luxurious ensuite featuring a double shower and extra-large soaking bath.

Designed for year-round outdoor living, the home flows effortlessly to a covered alfresco with gas and electrical provisions for a future outdoor kitchen, a separate gazebo entertaining area, retractable awning and a dedicated firepit surrounded by soft quartz sand. The fully fenced lawn and established reticulated gardens create a

4  2  2 

FOR SALE

Offers from \$899,000

VIEW

Sat 20th Jun @ 1:30PM - 2:00PM

AGENTS

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AGENCY

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welcoming space for children, pets and entertaining alike.

Positioned within walking distance of Kelmscott Train Station, with childcare conveniently located within the street and easy access to John Wollaston Anglican Community School, the home offers exceptional convenience for modern family living.

This is a rare opportunity to secure a near-new family home where quality upgrades, thoughtful design and lifestyle come together effortlessly.

FEATURES YOU'LL LOVE

HOUSE

- Built in 2024 on a 589sqm block
- 4 bedrooms, 2 bathrooms
- Separate theatre room
- course ceilings through the main living areas
- Designer kitchen with oversized uninterrupted island bench and extensive storage
- Hidden prep kitchen area with sink, Bosch dishwasher and additional storage
- Spacious open-plan living and dining area
- Master suite with oversized walk-in dressing room
- Luxury ensuite with double shower and extra-large soaking bath
- Extra-wide 1.8m entry foyer ideal as a family drop zone or mudroom
- Roller shutters to front-facing windows and three bedrooms
- Ducted reverse-cycle air conditioning
- 6.6kW solar system with 5kW inverter and 15 panels

OUTDOOR LIVING & PRACTICAL FEATURES

- Covered alfresco with gas and electrical provisions for a future outdoor kitchen
- Separate gazebo entertaining area
- Retractable awning providing additional summer shade
- Firepit and hammock retreat with soft quartz-sand finish
- Fully fenced lawn and playground area ideal for children and pets
- Established fully reticulated gardens
- Large removable rotary clothesline
- 3mx3m Absco shed providing additional storage within the backyard
- Extended garage with built-in workbench, shelving and additional storage
- Rear access via roller door with flexibility for larger equipment or future modifications

LOCATION

- Walking distance to Kelmscott Train Station
- Childcare centre conveniently located within the street
- Close to John Wollaston Anglican Community School
- Easy access to Tonkin Hwy, Albany Hwy and major transport links
- Convenient access to local parks, shops and healthcare.

TITLE DETAILS

- Lot 802 on Plan 419172
- Volume 4009 Folio 284

ESTIMATED RENTAL RETURN

\$775 per week

OUTGOINGS

- Council Rates - \$TBA per annum approx.
- Water Rates - \$1,346.95 per annum approx.
- Total Outgoings - \$TBA per annum approx.

For more information, contact Mark today!

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID	8H1HNF
Property Type	House
House Size	167 m2
Land Area	589 m2
Including	Ensuite Air Conditioning Built-in-Robes

Mark Stanhope 0417 088 467

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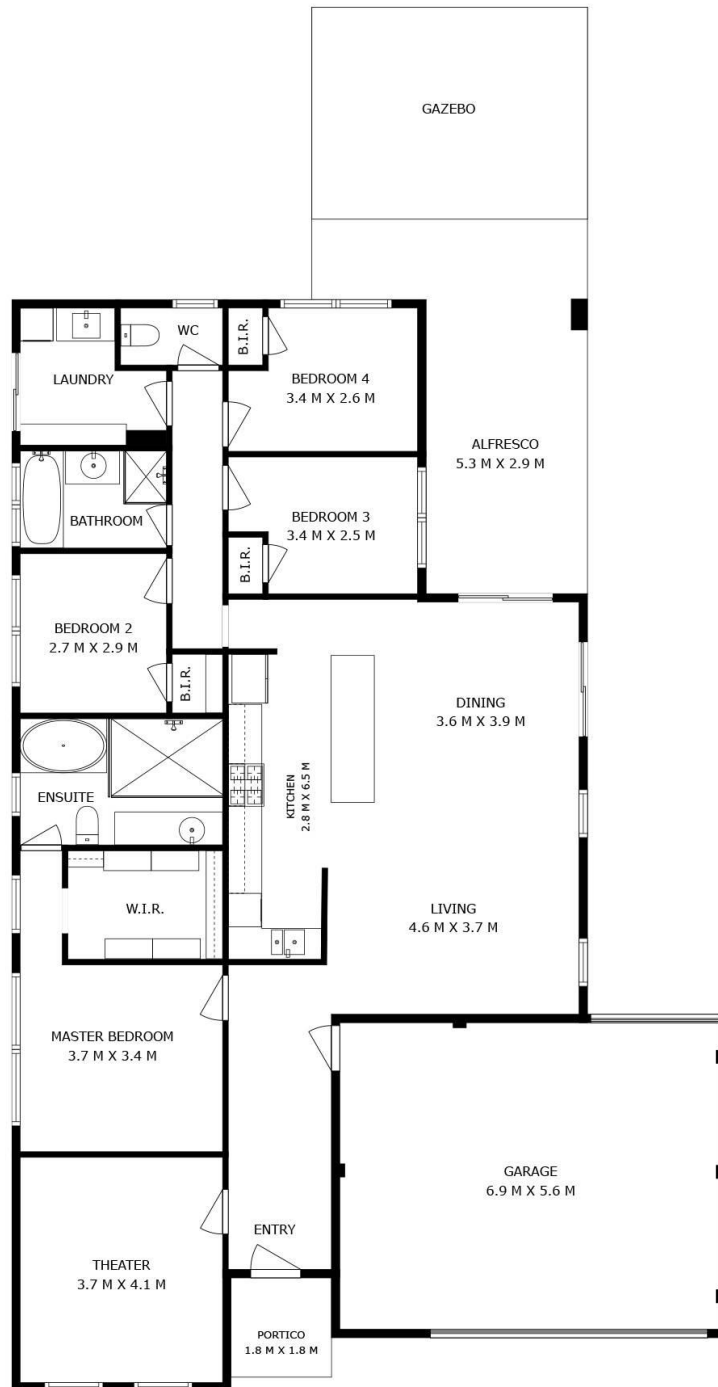
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Approximate Areas

Internal Living	160m ²
Alfresco	15m ²
Garage	39m ²
Portico	3m ²
Total Lot Size	589m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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