

3 Litchfield Crescent, Carramar

Auction Sunday 5 July: A Family Home That Delivers on Every Level




Auction Sunday 5 July at 2:00pm

From the moment you step through the double door entry, this is a home that makes an brilliant impression.

Set on a generous 745m² block in what is arguably one of Carramar's most desirable streets, this substantial family residence delivers the space, quality and flexibility that larger households are always searching for. With approx. 273m² of floor area, soaring high ceilings, multiple living zones and beautifully updated finishes throughout, this is a home with genuine presence from the moment you walk in.

The sense of scale is immediate. High ceilings, wide proportions and a thoughtful floor plan create a home that feels open, warm and incredibly practical. Whether you have a growing family, teenagers needing their own space, regular guests, or multi generational living requirements, the layout gives everyone room to spread out.

At the heart of the home is the renovated kitchen, positioned to

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FOR SALE

Auction 5th of July

VIEW

Sun 21st Jun @ 12:30PM - 1:00PM

AGENTS

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connect easily with the main living, dining and meals areas. With modern finishes, generous storage, quality appliances, excellent bench space and a beautiful outlook across the backyard, it is a kitchen that works just as well for busy weeknight dinners as it does for entertaining family and friends.

The home offers an impressive selection of living spaces, including a large family room, separate theatre, games/activity room, dining area, home office and study space. This is where the home really sets itself apart. There is room for movie nights, formal dining, working from home, children's play areas, quiet study zones and extended family living without everyone being on top of each other.

Four bedrooms plus a separate home office and study provide excellent flexibility for larger families, work from home needs, a children's activity zone or potential fifth bedroom use if required.

The master suite is a genuine retreat, complete with his and hers walk in robes and a beautifully renovated ensuite. The additional bedrooms are generous in size and well suited to children, guests or extended family.

Both bathrooms have been renovated with a quality modern finish, including floor to ceiling tiling, while the main bathroom also features a spa bath for that added touch of comfort. The renovated laundry continues the same clean and contemporary feel, adding everyday practicality to the home.

Outside, the backyard is exactly what family living should feel like. There is space to play, room to entertain and plenty of appeal for those who love the outdoors. The alfresco area is ideal for weekend barbecues, family dinners or relaxed evenings with friends, while the established fruit trees, including fig, pomegranate and lime, add real character and warmth to the garden.

For those needing storage, workspace or hobby room, the powered workshop/shed and oversized garage add another layer of practicality. Solar panels, water tanks and established gardens complete a home that has been designed to be lived in, enjoyed and appreciated for years to come.

Big, beautifully presented and filled with genuine family functionality, this is not just another Carramar home. This is the one that gives you space, presence and lifestyle in equal measure.

Key Features

- " Auction Sunday 5 July at 2:00pm
- " Generous 745m² block with approx. 273m² floor area
- Impressive high ceilings and a quality family sized layout
- Four bedrooms plus separate home office and study flexibility
- Master suite with his and hers walk in robes and renovated ensuite
- Renovated kitchen, bathrooms and laundry with modern finishes
- Multiple living zones including theatre, family, dining and games/activity areas
- Second bathroom with spa bath and floor to ceiling tiling
- Oversized garage plus powered workshop/shed
- Solar panels and water tanks
- Alfresco entertaining area overlooking a spacious family backyard
- Established fruit trees including fig, pomegranate and lime

Location Highlights

- Quiet Carramar pocket surrounded by quality family homes
- Close to local parks, walking paths and family friendly open spaces

- Easy access to Carramar Primary School and surrounding schooling options
- Minutes from Carramar Village Shopping Centre and local everyday amenities
- Convenient access to Joondalup Drive, Wanneroo Road and nearby northern suburbs shopping, dining and services

MORE DETAILS

Property ID	MBQHRD
Property Type	House
House Size	273 m2
Land Area	745 m2
Including	Ensuite Air Conditioning Ducted Cooling Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Water Tank

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