



43 Combewood Loop, Carramar

A Private, Well-Located Home Close to Everyday Essentials

Tucked away on a quiet street free from through-traffic, this home offers a peaceful setting while remaining conveniently close to everyday amenities. A well-established tree in the front yard provides both shade and privacy, creating a welcoming first impression.

A wide driveway and semi-enclosed double carport ensure ample off-street parking, ideal for families or guests. Inside, the home is designed for comfortable living, with multiple living areas that flow seamlessly together. The centrally positioned kitchen connects both living spaces, making it a practical hub for daily life and entertaining.

The main living and dining area extends effortlessly to a generous alfresco space, perfect for outdoor meals and relaxed gatherings. Beyond, the open backyard features established, low-maintenance gardens, offering room to enjoy without the upkeep.

Accommodation is thoughtfully arranged, with the main bedroom positioned as a private retreat, complete with a walk-in wardrobe and ensuite bathroom. The secondary bedrooms are well sized and serviced by a central family bathroom, making the layout ideal for families, downsizers, or investors alike.

4 2 2

FOR SALE

Under Offer - \$950k+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



Location highlights:

- Quiet street with no through-traffic
- Approx. 120m to Glenfine Park and playground
- Approx. 300m to Carramar Primary School
- Approx. 550m to Carramar Village Shopping Centre
- Approx. 600m to Carramar Golf Course
- Approx. 8-minute drive to Joondalup

Water rates: approx. \$1,156.62

Rental appraisal - \$700-\$750/week

MORE DETAILS

Property ID	KK6HRD
Property Type	House
House Size	150 m2
Land Area	503 m2

Ian Knight 0413 447 016

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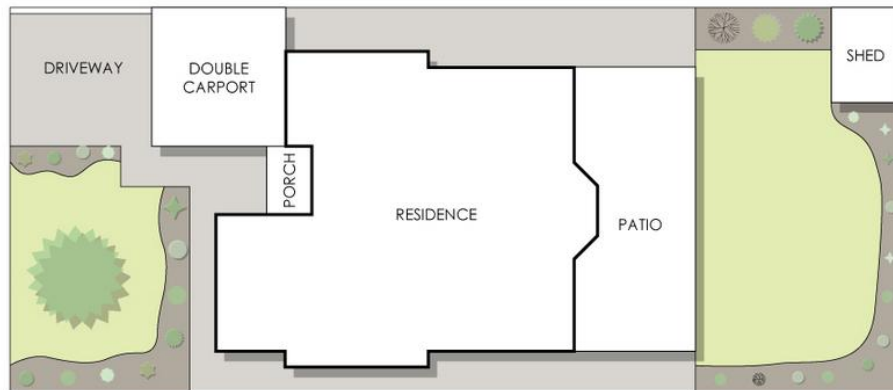
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Residence 148m² | Porch 4m² | Patio 42m² | Double Carport 28m²

Total Area 222m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate representation only. Areas beneath and top areas do not include or account for wall thickness or roof area under eaves. CBE Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.cbecreative.com.au