



South Guildford, 21 Karreen Way

Modern Luxury...

(Currently rented at \$750.00 per week until 01/08/2025)

Welcome to your dream family home! This brand-new, 4 bedroom, 2 bathroom, single-level residence is thoughtfully designed to cater to your every need with a spacious layout and a wealth of modern features.

This stunning property offers four generously sized bedrooms and two luxurious bathrooms, including a master suite that serves as a true retreat with its large walk-in robe and private en-suite. The additional bedrooms all come with built-in robes, providing ample storage and comfort for everyone in the family.

The heart of the home is the open-plan living area, seamlessly connecting the stylish kitchen to the dining and living spaces. The kitchen is a chef's delight, boasting stainless steel appliances, a large oven, an induction cooktop, and sleek stone benchtops.



Disclaimer: 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.

4 2 2

For Sale
Please Call

View
ljhooker.com.au/3RQ0FGJ

Contact
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LJ Hooker City Residential
(08) 9325 0700

Step outside to your low-maintenance backyard, complete with a covered alfresco area - perfect for entertaining guests or enjoying quiet family evenings.

Located in a prime position, this home places you within walking distance of Rosehill Park, local schools, and transport options, while shops, coffee spots, and the historic charm of Guildford are just moments away. You'll also enjoy quick access to the Swan Valley (5 minutes), Perth CBD (15 minutes), Crown Entertainment Complex (15 minutes), and Perth Airport (10 minutes)-making this home not only a sanctuary but also a hub for convenience and lifestyle.

Points of Interest (all distances approximate):

- 2.8kms to Woodbridge Primary School
- 2.8kms to Guildford Grammar School
- 4.2kms to Midland Gate Shopping Centre
- 800m to Waterhall Park
- 7.4kms to Perth Airport
- 3.5kms to Midland Train Station

Rates & Dimensions:

Council Rates: \$2,594.86 p.a.

Water Rates: \$1,261.43 p.a.

Total Area: 162sqm

Land Size: 375sqm

More About this Property

Property ID	3RQ0FGJ
Property Type	House

Brendan Smith 0420 217 818

Sales Executive | brendan.smith@ljhooker.com.au

Sharon Smith 0405 814 948

Sales Executive | sharon.smith@ljhooker.com.au

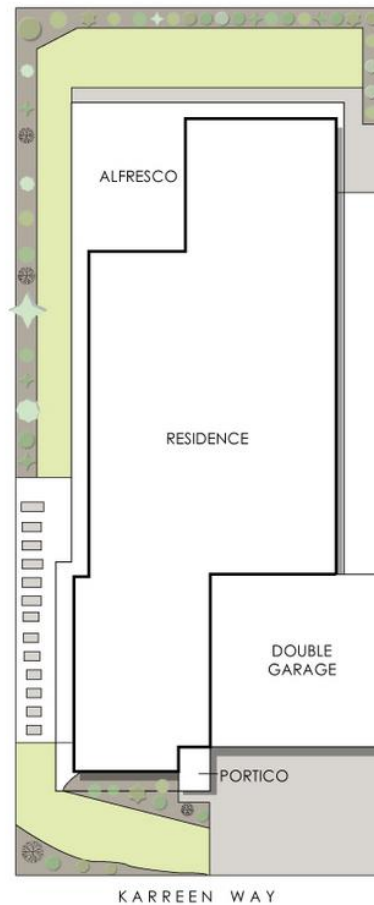
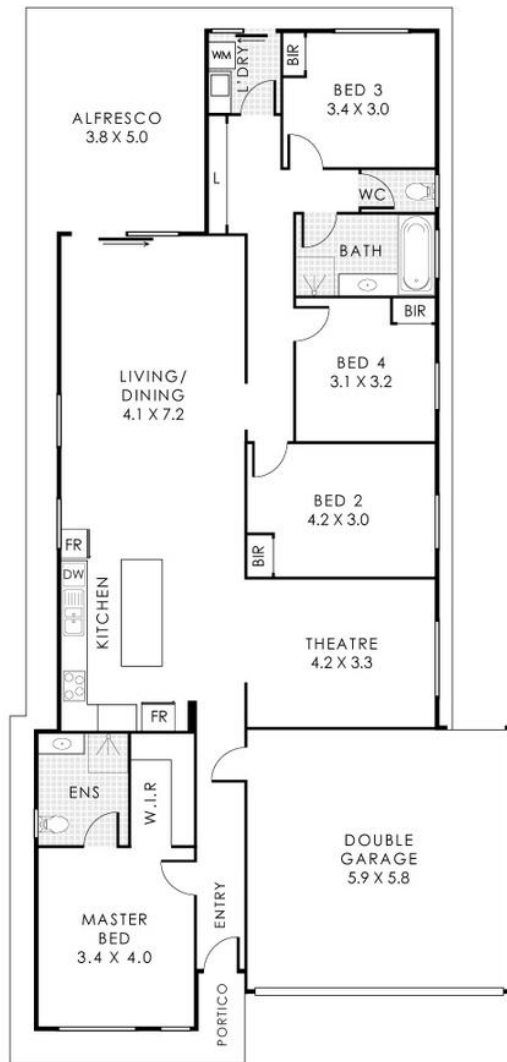
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21 Karreen Way, South Guildford

Residence 148m² | Portico 2m² | Alfresco 19m² | Double Garage 34m²

Total Area 203m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and data are not to be used or relied upon for any purpose, including but not limited to, legal, financial, or other. C&A 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.candcreative.com.au