

Sardelic Real Estate

FOR SALE

**42 BARANG CIRCUIT
KARAWARA**

From \$919,000



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Sardelic Real Estate

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42 Barang Circuit, Karawara

PROPERTY DETAILS

42 Barang Circuit, Karawara

BUILT:	2003
PROPERTY TYPE:	House
LAND USE:	Residential
LAND AREA:	510 sqm
BUILDING AREA:	191 sqm
COUNCIL RATES:	\$2,518.79 per annum

PROPERTY SUMMARY

Located just a short walk to Waterford Plaza Shopping Centre, Curtin University and close to Collier Park Golf Course, this modern style, well-presented home is ideal for easy living.

Nestled amongst many other impressive quality homes in a dress-circle location, this property features a large open plan lounge, dining room, and well-appointed kitchen that opens to a large pitched roof alfresco area with wooden decking.

With easy access to major transport routes, public buses, trains, and a large selection of international cuisine restaurants just at the doorstep.

Property Features

- Elevated 510 sqm corner green title block
- 4 bedroom 2 bathroom home built in 2003
- Limestone block construction
- Front rendered with 2 tone colour scheme
- Colorbond roof
- Entry door with glass panels and pebbled entry floor with timber insert
- Double sliding glass timber framed doors to formal lounge/theatre room
- Large main bedroom with big fitted walk-in robe, cedar blinds, big ensuite with double semi-recessed vanity and shower with pebbled border feature on tiled walls

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PROPERTY SUMMARY (continued)

- Double French doors lead to open plan living, dining and kitchen with a newly refinished timber laminate floor
- Kitchen with stainless steel appliances, glass splash back, gas cooktop, plenty of storage and a walk-in pantry
- Living area with double sliding doors to freshly painted alfresco decking with pitched roof
- Common bathroom with bath and separate shower
- Separate toilet
- Laundry has large built-in cupboard as well as below bench cupboards
- Freshly painted outdoor timber decking and interior walls
- Newly refinished timber laminate floor
- Split air conditioner in both the main bedroom and one minor bedroom
- Ducted evaporative air conditioning throughout
- Easy care garden with mains reticulation
- Gas hot water storage system
- Security alarm system
- Ample visitor parking
- Double garage with automatic door in Mini-Orb and matching side gate



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Sardelic Real Estate has been a significant part of the local real estate community since 1989. Prominently located on Canning Highway via Elizabeth St in South Perth, the business has evolved to become a stable, highly respected Agency specializing in the following areas: .

- Residential Property Management
- Residential Sales
- Residential Development Consultancy
- Commercial Property Management
- Commercial Sales and Leasing
- Specialist Consulting and Valuation