



20 Kyle Way Claremont, WA



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## Style+Modern+Space

Located near picturesque Lake Claremont, this immaculate four bedroom three bathroom two-storey residence built in 2016 by Distinctive Homes, offers easy-care living in a quality built light and bright home.

Upon entering the front door are, gleaming wooden floorboards leading into an open plan lounge room, separate open-plan dining, kitchen area and a private courtyard with all of this combined offering a great sense of space.

Next to the front door is a separate entry leading to an office or a fourth/guest bedroom leading further to a fully-tiled semi-ensuite bathroom with a walk-in shower, toilet, and stone vanity.

You will love cooking in this modern kitchen with sparkling granite and stone bench tops, double Schock sinks, an integrated Asko dishwasher and Miele combination ovens and a five-

**Council Rates:** \$3,067.36/year (approx)

**Water Rates:** \$1,785.03/year (approx)

**Bill McKenzie**

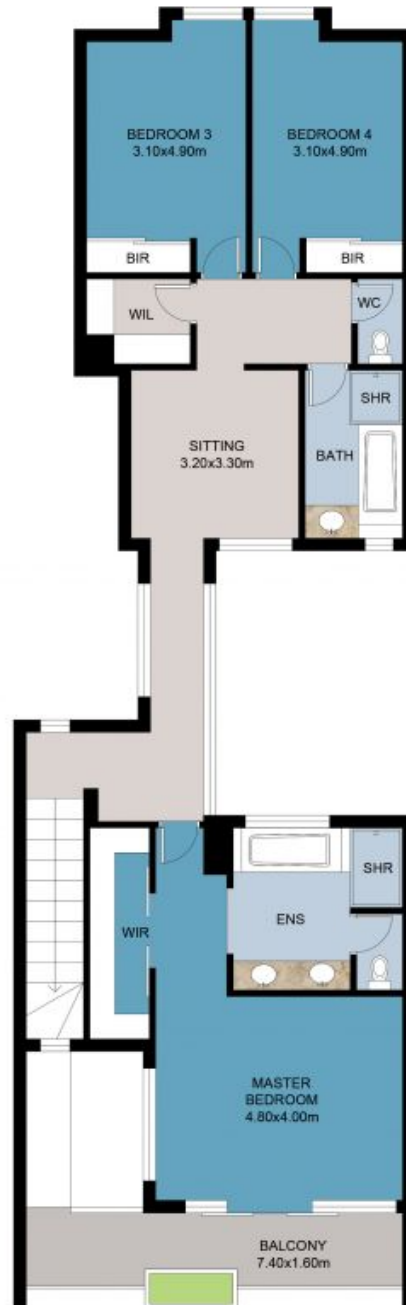
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GROUND FLOOR



FIRST FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only! BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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