

**10 Cummings Way, Duncraig, WA 6023**



**House For Sale**

Wednesday, 7 February 2024

10 Cummings Way, Duncraig, WA 6023

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 1**

**Area: 942 m2**

**Type: House**



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## Offers

OFF MARKET opportunity before it goes onto the open market. Open Saturday 3rd February @ 10am. Must register to come through. Simply SMS The Green Team on 0431 055 710 (RSVP Yes to Cummings) Suits Buyers in the High \$1Mil's What we love. Discover the epitome of family living at 10 Cummings Way, a spacious haven nestled amidst the picturesque surroundings of Noel Gannon and Castlefern Park in the heart of Duncraig. A rare find on a 942 sqm block with enchanting parkland views and gate access to Castlefern Park, this home combines the traditional charm of high ceilings and ornate details with the modern convenience of spacious living. With an abundance of features, including multiple living areas, an open-plan kitchen, dining, living and games area, a home office, six bedrooms, three bathrooms, and a laundry inside with a stunning tropical poolside retreat, you have decked entertaining alfresco area with built-in BBQ space and a large separate retreat to tick off all the items on your wish list. The location is truly blue-chip, with easy access to Duncraig and Glengarry Primary, Duncraig Senior High School, and Marri Park Shops. Enjoy the convenient side gate access for a morning stroll through Castlefern Park, and for those lazy Sundays, Little H is just a short walk/cycle away. If the beach is more your thing, the glorious coastline, perfect for surfing, adds the final touch just minutes by car or bike. What to know. Beyond the secure gate lies a property with 388 sqm of living on a vast 942 sqm block, pristine landscaped gardens leading to the inviting front verandah, where mornings can be spent with a coffee, watching the sunrise over the tree tops. As you enter through the exquisite stained-glass door, original Jarrah floorboards and high ceilings with arched mouldings lead you to the heart of the home. The vast open-plan kitchen, dining, living, and games area, framed with glass-lined walls, overlooks the tropical gardens, creating a tranquil ambience. The kitchen is a haven for home cooks, offering a gas cooktop, in-wall electric oven, dishwasher with ample bench space, storage, and a pantry. This is the central hub for family activities, from catching up on the day to celebrating milestones. French glazed doors open to the decked entertaining area in summer, where you can relax and unwind while overlooking the resort-style pool surrounded by tropical trees. Back inside, a formal living and dining area with a beautiful bay window and fireplace await for special occasions and movie marathons. The home office, with a built-in library area and garden views, adds functionality. A guest bathroom and laundry with ample storage complete the ground floor. Upstairs, the master suite beckons with a private balcony overlooking the park, an ideal space to unwind with a book. A spacious dressing room and ensuite with double vanity, shower, and toilet complete this retreat. Bedrooms two to six, all generously sized and carpeted for comfort, share the main bathroom with linen storage, a bath, shower, double vanity, and a separate toilet. 10 Cummings Way is not just a home; it's a spectacular family-sized retreat with space for generations to come. With luxury features both inside and out, this residence promises a coveted lifestyle in the sought-after pocket of Duncraig. Features included, but are not limited to; • Split system air conditioning • Ceiling fans to deck • Pool • 3x3 Sheds • Gate entry to carport, with plenty of space to park larger vehicles on driveway • Bore reticulated gardens • Jarrah Floorboards • Built-in robes in beds two – to five • Master suite with dressing room, ensuite and park-view balcony • Plenty of storage • Secure gate entry to property