

**101 Lilburne Road, Duncraig, WA 6023**

**Realmark**

**House For Sale**

Friday, 20 October 2023

101 Lilburne Road, Duncraig, WA 6023

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 733 m2**

**Type: House**



Frances Goncalves

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## Set Date Sale. Suit buyers in \$800s

Set Date Sale. All offers presented on Tues 7th Nov at 12pm. Perfectly positioned on a large 733sqm corner block that can be potentially subdivided subject to council approval, this solid 5 bedroom 2 bathroom brick-and-tile family home gives you plenty to get excited about and look forward to, including a commanding location and ample scope to renovate and add your own personal modern touches throughout. One day, you may even want to build the dream home for you and your loved ones in its place, but for now you will be inheriting a practical, yet functional, floor plan that can be spun and twisted, any which way you like. There are two separate driveways out front, as well as extra parking space on the verge. The northern driveway affords you double gated access to an extra high tandem carport where you can securely park a boat or caravan. The southern driveway leads to additional parking beyond a security gate and there are 2 garden sheds. The backyard is somewhat of a "blank canvas" and plays host to a fabulous pitched entertaining patio, benefitting from splendid tree-lined views in the process. Internally, the larger carpeted second and master bedrooms are the obvious pick of the sleeping quarters, with the latter also comprising of full-height side-by-side built-in double wardrobes, as well as a very spacious ensuite bathroom with a shower, toilet and vanity. The main family bathroom has a shower and separate bathtub to cater for everybody's needs. The second toilet is separate and the laundry is made up of storage and linen cupboards, hanging space, shelving and access into a huge family room with linen press and alfresco access. A generous and carpeted formal front lounge room is shut off from the entry by a sliding door and warmed by its own wood-fire heater. The open-plan kitchen and meals area are tiled and features loads of storage, double sinks, a water-filter tap, tiled splashbacks, electric-cooktop and oven appliances, a range hood and dishwasher. The wildcard in the layout here is a large tiled fifth bedroom – or home office – with its own separate access out to the rear of the property through sliding doors. The gardens are lined with fruit trees too, with both open and under-cover clotheslines helping complete this promising package. Stroll to numerous picturesque local parklands – including the sprawling Marri Reserve, with Duncraig Primary School, shopping at Duncraig Fresh, the popular Little "H" Café and medical and childcare facilities also very easily accessible within a matter of only footsteps. St Stephen's School, Greenwood Train Station, bus stops, the freeway, Glengarry Private Hospital, Glengarry Shopping Centre, Duncraig Senior High School, community sporting facilities, the gorgeous Carine Open Space, Sacred Heart College, glorious beaches, Hillarys Boat Harbour, restaurants and so much more are just minutes away in their own right, adding to the convenience of living right here on the corner. Seize the opportunity and get those creative juices flowing, as you embark on a journey to secure your future right here – for many years to come! Other features include, but are not limited to; Double hallway linen press 1.6kW of solar-power panels Ducted-evaporative air-conditioning Security-alarm system Security window roller shutters NBN internet connectivity Feature ceiling cornices & skirting boards Security doors and screens Gas hot-water system Reticulation to the front of the property Leafy frontage To find out more about this property, you can contact agent Frances Goncalves on 0414 136 151 or by email at fgoncalves@realmark.com.au