

11 Newport Way, Darch, WA 6065

Realmark

House For Sale

Wednesday, 29 November 2023

11 Newport Way, Darch, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 608 m²

Type: House



Chris Jai Lovell

0466302512

Set Date Sale

GRAND OPENING THIS SUNDAY 3rd DECEMBER - 12pm - 12.45pm SET DATE SALE - ALL OFFERS PRESENTED BY 12th DECEMBER (Unless sold prior) What we love: The sheer ENORMITY of this home's floor plan, and the highly desired location in Ashdale Gardens Estate - just a stone's throw from Ashdale Primary, Ashdale Secondary & Kingsway Christian College; Darch Plaza, and the beautiful Longford and Belvoir Parks. We also love the passion that's been applied to this extensively renovated family haven that has transformed it into a contemporary entertainer's paradise, and the lengths it goes to deliver absolute indoor and outdoor enjoyment - whether it be entertaining guests, cooling off in the pool on a hot Summer's day, helping out with the kids' school projects or dishing up a delicious home-cooked meal. What to know: Set on a 608sqm (approx) block, this gorgeous home perfectly balances everyday family life. Boasting no less than FIVE separate indoor living zones and a superb outdoor entertaining space - including an enormous alfresco and a sparkling heated in-ground swimming pool. Features include new large format floor tiles and plush carpets throughout, soaring high ceilings, a fresh colour palette, ducted/zoned reverse cycle air-conditioning, LOADS of walk-in/built-in storage, new 5k/w solar panel system and the most stunning modernised kitchen! Four oversized bedrooms - ALL with walk-in robes, PLUS a study with inbuilt cabinetry (or 5th bedroom/nursery), Two beautiful bathrooms and two separate toilets. Living areas include formal dining/multipurpose room, separate theatre/lounge with feature recessed ceilings, vast open-plan casual living & meals, rear games room with built in storage and kid's activity room with glass viewing window - also featuring built-in storage. Be assured your every whim and desire will be satisfied here - from the thoughtful design and long list of inclusions to the flexible and accommodating floor plan. AT A GLANCE: OUTDOOR ENTERTAINING: NEW inground salt/chlorinated swimming pool with glass pool fencing and heat pump (can be used all year round!) NEW 18m x 3.5m (approx) paved undercover alfresco with beautiful feature bush poles & cafe blinds NEW Pebble-crete pavers to alfresco & pool area GOURMET MODERNISED KITCHEN: 900mm wall oven, 900mm gas cooktop/rangehood, dishwasher, stone benches, matt-black cabinet hardware, double sink, abundant storage, walk-in corner pantry & shopper's entry from garage LIVING & DINING ZONES: Formal lounge with coffered ceiling Formal dining/multipurpose room Kids activity zone with glass viewing window & built-in storage Expansive open plan living & dining zone with access to alfresco Large rear games room with built-in storage and access to backyard & alfresco 4 OVERSIZED BEDROOMS - all with walk-in robes Study with built in cabinetry (or 5th bedroom/nursery) Master suite with ceiling fan, walk-in robe & ensuite with a bath, shower & separate toilet Family bathroom: bath, shower & separate toilet Laundry: Walk-in linen cupboard, large bench/storage & outdoor access FEATURES & INCLUSIONS: Ducted & zoned reverse cycle heating & cooling External roller shutters to rear bedrooms & games room Beautiful NEW large-format floor tiles NEW plush carpets to all bedrooms & formal lounge room NEW roller blinds NEW neutral/grey paint High ceilings - feature coffered ceiling to formal lounge Abundant built-in / walk-in storage: walk-in linen, walk-in robes to all bedrooms, walk-in pantry LED downlights Double remote garage with rear roller door access & shopper's entry Newly installed 5k/w solar panel system Low-maintenance reticulated gardens and lawn NOTE: **Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to making an offer.