

# 12 Kareela Court, Duncraig, WA 6023

## House For Sale

Thursday, 25 April 2024

12 Kareela Court, Duncraig, WA 6023

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Namita Mehra

0894470011

## OFFERS

Built in 1992, this quality Peter Stannard home was planned and built with care and thought to create a home that's generous and filled with natural light. Fastidiously maintained over the years, the original owners more recently modernised it, adding a stunning kitchen, modern bathrooms, new floor coverings, ducted aircon...and more, transforming this lovely home into something extra special! Deceiving from the front, this home will surprise you with its very generous floorplan, showcasing great-sized living areas, 4 large bedrooms, big study that could easily be a 5th bedroom if needed, huge kitchen overlooking the casual living, and pretty gardens with room for a pool should you want one. Sitting elegantly on the south-western end of Duncraig South, it sits temptingly close to popular Northern beaches; in fact, you could even walk to the coast for a coffee, and get your daily dose of exercise and pleasure! Let me take you through some of its wonderful features:-  
- Be greeted by a formal lounge and separate formal dining-  
- Step through to the large open plan kitchen, meals and casual living, enjoying timber look floors that are easy to maintain with kids and pets-  
- The stunning and generous kitchen is every chef's dream! Renovated only a few years ago it is complimented by quality appliances and endless storage. Boasting an induction cooktop, Asko dishwasher, AEG oven and a Panasonic microwave-  
- Adjacent to the kitchen is a computer nook for the busy working-from-home mum! Ideal space for young kids to finish their homework under mum's watchful eyes!-  
- The light 'n' bright open plan meals and casual living enjoys views of the tranquil outdoors-  
- Separate games room is currently integrated with the family room to create an extra-large living space. If desired glass sliders or bifold doors could be added between the two areas to create separation-  
- Doors from both the games and the kitchen/meals lead to the large patio and beautiful back garden, to relax in and enjoy with family and friends-  
- Enjoy your own fruit orchard! Apples, lemons, oranges...several fruit trees flank the garden and are currently laden with fruit!-  
- There's even ample space for growing vegies or herbs, all ready with reticulation in place for you to plant your favourites-  
- All 4 bedrooms are very generous – a feature quite rare to find! The large master bedroom enjoys a spacious and well-fitted walk-in-robe as well as a modern ensuite-  
- The other 3 bedrooms sit in the rear wing, two of them double bedrooms while the third is even larger! -  
- A big study sits closer to the master and could be a 5th bedroom if needed, especially with infants who need to be closer at night -  
- Double garage with rear access from one-  
- Large Colourbond shed will be a treat for the home handyman! Or as an ideal man cave for a variety of boys' toys - motor vehicles, surf boards and so much more. In the past it has even accommodated a small yacht! Additional features:-  
- Ducted reverse cycle aircon throughout-  
- Solar panels added recently, about 3 years ago-  
- Reticulated gardens from own bore (shared with 2 neighbours)-  
- Kitchen and both bathrooms renovated in 2018-  
- New carpets to all carpeted rooms except study-  
- Powered shed with shelving for storage, amazing space as a workshop, etc -  
- 3 Rainwater tanks-  
- Great location just a quick drive to coastal beaches and buzzing beach cafes, Hillarys Marina with its wide selection of eateries, sought-after schools including Poynter Primary, Carine High, St Stephens and Sacred Heart Schools! Homes with not just a generous floorplan and modern spaces, but one that has been so fastidiously maintained, are extremely rare to find! Be the lucky family to make it yours!-  
\*\*\* All offers presented on Tuesday 7th May '24. The sellers reserve the right to accept an offer prior to the end date, so please put your offer forward at the earliest to avoid missing out on this beautiful home\*\*\* Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.