

**13/34 Marri Road, Duncraig, WA 6023**



**Apartment For Sale**

Wednesday, 12 June 2024

13/34 Marri Road, Duncraig, WA 6023

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Frances Goncalves

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## Set Date Sale. From \$599K

Set Date Sale. All offers presented Tuesday 18th June at 12pm. Perched up on the second floor of "Lihano Terrace" – a striking corner complex that is just as impressive as the magnificent neighbourhood and location it finds itself nestled within, this terrific 2 bedroom 2 bathroom apartment benefits from a pleasant north-facing aspect and takes full advantage of the sweeping tree-lined inland views that come with it. The residence defines quality modern living and will fulfil the needs of professional couples, down-sizers, first-home buyers and astute investors alike. It is also highlighted by a sunny balcony where covered alfresco-style entertaining and protection from the elements meet a spectacular snapshot of the lovely leafy vista at hand. The balcony runs off a fabulous open-plan living, dining and kitchen area that has a fantastic flow about it. This tiled and airy space features sleek stone bench tops, double sinks, tiled splashbacks, a range hood, a Miele gas cooktop, Miele oven and a stainless-steel dishwasher of the same brand. Both bedrooms are carpeted for comfort and enjoy their own delightful window outlooks, with the larger master suite also comprising of mirrored built-in wardrobes and a connecting ensuite bathroom with a shower, toilet and vanity for washing up. The spacious second bedroom has its own built-in robe for good measure. A separate main bathroom in between the bedrooms has its own shower, toilet and vanity basin, alongside a cleverly-concealed European-style laundry behind full-height sliding doors that makes the most of both the wall and floor space on offer. Completing the package are a secure single parking bay and allocated 4sqm (approx.) storeroom downstairs, in the basement. The Little H Café on the ground floor of the development a beloved local spot, just steps away from the newly-upgraded Duncraig Shopping Centre. Here, you will discover the new Community Coffee establishment, the popular Duncraig Fresh IGA supermarket and the soon-to-open Rocky Ridge Brewing Co. Additionally, the apartment is in close proximity to Duncraig Primary School, Duncraig Senior High School, bus stops, lush local parks, community sports facilities, the freeway, the Warwick and Greenwood Train Stations, St Stephen's School, Padbury Catholic Primary School, beautiful beaches, Hillarys Boat Harbour and the even new Hillarys Beach Club. Unlock your new sophisticated lifestyle right here, right now! Other features include, but are not limited to; -Lift access to all levels – plus key and security-swab controls -High ceilings -Split-system reverse-cycle air-conditioning -Secure A/V intercom system -Quality modern blind fittings -Down lights -Shadow-line ceiling cornices -Skirting boards -Small strata group of only 20 apartments – with over 75% of residents being owner-occupiers -Constructed in 2017 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