

# 2 Abelia Court, Duncraig, WA, 6023

## Sold House

Thursday, 8 June 2023



2 Abelia Court, Duncraig, WA, 6023

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**



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## An English Romance!

Enjoy the romance of an English manor, and live life kingsize in this home of generous proportions, boasting extra-large rooms, high ceilings, multiple living areas and a delightful fusion of English country charm & modern renovations!

Standing majestically at the top of an elevated street, enjoying tree top vistas & some city glimpses, this home boasts 2 levels of generous spaces and a resort-style backyard, all on a massive 905 sqm block!

In fact, it feels like Downton Abbey in Duncraig!

Let me walk you through its wonderful features:

### Downstairs:

- Step inside and be greeted by beautiful timber floors and a large entry void that sets the tone for this magnificent home.
  - Extra-large floorplan with 5 big bedrooms, 4 bathrooms (including 2 ensuites), generous double garage plus double carport
  - Huge formal lounge with its amazing soaring ceilings mimicking homes of English aristocracy, and an exquisite fireplace adorned by an ornate mantelpiece, makes you feel like you are in Downton Abbey!
  - Separate formal dining with a void above adds a wonderful sense of spaciousness
  - Generous casual living area, complimented by a bay window, enjoys views of the garden
  - Modern renovated kitchen & open plan meals area, both look out onto a tranquil pool & beautiful outdoors
  - The kitchen offers an island bench and plenty of storage. For the gourmet chef there are 2 ovens to make cooking a breeze!
  - Step out onto a fabulous timber-lined alfresco overlooking a tranquil pool, and enjoy a resort-style entertaining area all-year round
  - The fourth bathroom is well placed close to both the casual & outdoor entertaining areas, making it handy to use after a swim or when entertaining
  - The master bedroom sits on the ground floor, enjoying not only views of the pool but also opens directly onto the alfresco. What a wonderful way to wake up! A dressing area sits off the master and can double up as a handy study nook!
- Modern ensuite
- Internal access from the generous double garage opens close to the kitchen making it easy to bring groceries in.
- Additional double carport

### Upstairs:

- Huge rumpus room sits at the top of the stairs, great space for kids to hangout in! Plenty of room to add desks and storage for study time
- 3 spacious bedrooms sit on this floor and share a large modern bathroom with both a bath and shower as well as a double vanity; separate toilet
- Additional guest wing or teenage accommodation with a separate (but internal) entry! Includes a massive bedroom enjoying a renovated ensuite, walk-in robe and plenty of additional cupboards.
- Adjoining additional nook could make a great kitchenette, study or reading nook!

### Additional features:

- Duplex potential block – 905m<sup>2</sup> - with a corner position that could allow separate street access if ever sub divided
- Timber floors throughout the ground floor; timber-style flooring in the 3 kids bedrooms
- New bamboo floors in master bedroom and formal lounge installed in 2016, and in large guest bedroom in 2019
- Own bore – new pump installed approx. 2 years ago
- New ducted reverse cycle air conditioning installed about 6 years ago - throughout the house except in kitchen/meals and family; additional split aircon in master also installed at the same time
- Brand new alarm system installed 2 years ago

- ❑ Ensuite to guest bedroom renovated in 2019, and the bedroom was repainted at the same time
- ❑ Fabulous, elevated position enjoying city & inland views
- ❑ Great location – close to Davallia Primary & Carine High Schools, Carine Open Space & Carine Glades Shopping Centre, walk to buses even trains! Quick drive to St Stephens and St Marks schools and popular beaches with their buzzing cafe lifestyle!

Enjoy the romance of living in Downton Abbey in Duncraig! And feel like aristocracy in your magnificent English manor!

\* Freestanding outdoor sauna not included

**Disclaimer:**

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