

**20 Carnwrath Way, Duncraig, WA 6023**

**Realmark**

**Sold House**

Friday, 27 October 2023

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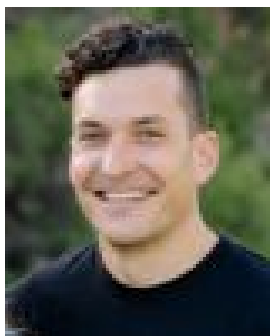
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



Aaron Green  
0892460050

**\$1,005,000**

Set Date Sale. All offers 7 Nov @ 7pm What to love. Nestled in the highly coveted South Dun Craig neighbourhood, this immaculate family residence is a dream come true for those seeking the perfect blend of prime location and elegant living. Offering the ideal setting for a family-oriented lifestyle to flourish. With close proximity to key family amenities such as Percy Doyle Reserve and Grandadilla Park, weekends filled with fun and adventure are a reality. You have an array of exceptional schooling options on your doorstep, including Poynter Primary, St Stephen's, Sacred Heart, Dun Craig, and Carine Senior High School, simplifying your morning routines. For those who crave a refreshing coastal escape, the pristine beaches of our coastline are just moments away, while golf enthusiasts can indulge in their passion with the property's very own putting green. The residence itself is a testament to its pristine presentation and is designed to cater to the needs of a growing family. Multiple living areas, including formal living and dining, as well as an open-plan kitchen, dining, and living space with a built-in study nook, ensure ample room for everyone. The layout comprises a master suite, three additional bedrooms, two bathrooms, and a well-appointed laundry. Outside, the tranquil patio area provides the perfect spot to unwind, complemented by a lush lawn, a powered workshop, and two storage sheds, ticking all the boxes for both convenience and relaxation. What to know. Upon your arrival at this majestic setting, you'll be greeted by the soothing sound of the family of Willie Wagtails. Set on a generous 683 sqm block, the property offers ample parking with a double carport and a storage shed to maintain a tidy appearance. Even if you're not an avid golfer, the putting green will capture your interest, offering endless hours of enjoyment right at home. Upon entering the home, you'll discover an impeccably maintained living space. Beautiful Black Butt wood floors guide you to the formal living and dining area, carpeted for added comfort and featuring a built-in Jarrah entertainment unit and Bose sound system. The glass-lined walls frame the serene garden outlook, creating a perfect setting for relaxation, unwinding, or entertaining. Continuing down the hallway, you'll find the open-plan kitchen, dining, and living area, complete with a built-in study nook for children to concentrate on their homework. The kitchen is a true entertainer's delight, equipped with ample storage, granite countertops, a gas cooktop, an in-wall oven, and a double stainless steel sink with a water filter. Open the glass doors in the summer to access the elevated covered patio area with tree-top views, where you can enjoy endless days with the BBQ sizzling and children running freely in the spacious yard. DIY enthusiasts will appreciate the powered workshop shed, which features a roller door, air conditioning, a Jarrah workbench, and shelving. Back inside, the master suite is located at the front of the home, offering a retreat-style room to unwind after a long day. It includes a split system, wall-lined built-in robes, and an ensuite with a shower, vanity, bidet, and separate toilet. Bedrooms two, three, and four are all generously sized, and they share the main bathroom with a bath, shower, vanity, and a separate shower. The convenient laundry is nearby, providing additional storage and outdoor access to the drying area. 20 Carnwarth Way is a stunning family home waiting for your exploration. It's a place where you can create cherished memories for years to come. Features included, but are not limited to;

- Ducted reverse cycle air conditioning
- Split system in master
- Built-in robes
- Powered shed/workshop with Jarrah bench, shelving, air conditioning and roller door
- Two additional sheds
- Fitted Tassie Oak Entertainment unit and study area
- Fitted Jarrah entertainment unit with BOSE system in lounge
- Alarm system
- Bore Reticulation