

**27 Arnisdale Road, Duncraig, WA 6023**



**Sold House**

Tuesday, 28 November 2023

27 Arnisdale Road, Duncraig, WA 6023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: House**



Frances Goncalves

0892460050

**\$820,000**

Auction Sunday 10th Dec at 3pm SOLD on auction day - Frances Goncalves Realmark North Coastal Nestled by lush Glengarry Park, this house is near playgrounds for the kids, local tennis courts, a variety of medical facilities, the Glengarry Shopping Centre and quality schools. This three bedroom one bathroom brick-and-tile home is charming and offers a practical floor plan for multiple living options. The well-designed native garden at the front is peaceful and private. The spacious adjacent front courtyard is large enough for five cars, and a sixth in an enclosed carport. Through a white gate is a private courtyard with a camelia tree, and you glimpse the swimming pool on the way to the shaded front door. Passing through the front entrance reveals light tiling, and to the left, a wide archway frames an area suited to a study/home office, featuring internet and power points, helpful for those running a home business. Next to the study, the open-plan living and dining areas feature timber laminate flooring, ceiling fan, and a double sliding door with white plantation shutters that open out to the private courtyard. A window looks out to the pool and the paved pool area is bordered by garden beds with colourful foliage plantings. A glass slider separates a tiled sunroom at the rear, doubling as a games room or entertaining room, allowing direct access to the pool area for barbecuing. A separate tiled kitchen with casual meals area is charming with white plantation shutters and a walk-in pantry. The adjacent tiled laundry has a window to the lemon tree and a door to the backyard lawn area. From here, you can enjoy the tranquil yard with a pleasant outlook to the treetops of Glengarry Park. The backyard continues round to a pretty side garden shaded by fruit trees, which the back bedroom looks out onto. The bedrooms are all carpeted, and the larger master bedroom is the pick of them, with split-system air-conditioning and mirrored built-in wardrobes. The front garden awaits you opening the lovely white window shutters, which feature throughout this home. The comfortable bathroom has a shower and separate bathtub with natural light from a window, and pleasing downlighting. The quiet location of this home offers the convenience of easy walking distance to bus stops and two well-treed parks. Glengarry Primary School, St Stephen's High School, Sacred Heart College & Duncraig Senior High School all include this house in their catchment areas. Convenient to Glengarry Shopping Centre and Carine and Warwick Shopping Centres. Greenwood Train Station and entrances to the Freeway are nearby. And of course there are the beaches! A five-minute drive to Watermans Bay, Marmion Pool and Sorrento Beach, where you will find cafes and restaurants. What a wonderful place to live!

Suitable for a home business:-  
- Entrance area reception potential  
- Waiting area in courtyard outside front door  
- Lockable sandstone letterbox  
- Front fence designed to hold electric front gate  
- Internet points in every room except kitchen  
- Security-alarm Monitored security system, with hard-wired smoke alarm  
- Quality window shutters throughout offer light, class and privacy  
- Luxaflex Duo blind screens off sunroom  
- Skirting boards  
- Security doors and screens  
- Exterior security flood lights on all sides

Other features include, but are not limited to:-  
- Private sitting area amidst front native garden  
- Garden views from every window  
- Spacious 2nd bedroom with a ceiling fan and ample power points  
- 3rd bedroom with a ceiling fan and built-in robe  
- Double linen storage cupboard in hall  
- Solar hot-water system (with thermostat-controlled electric booster)  
- Fully reticulated (mains controller)  
- Lemon and orange trees  
- 691sqm block with three access points to the pool area  
- Garden Shed  
- Quiet street  
- Good cross-ventilation by breeze from any direction

Structural & pest reports available prior to auction. 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