

3 Tomatin Court, Duncraig, WA 6023

Sold House

Wednesday, 14 February 2024



3 Tomatin Court, Duncraig, WA 6023

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1019 m2

Type: House



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\$1,125,000

Ideally located in a quiet cul-de-sac, this charming residence is nestled amongst rambling gardens with beautifully established native trees. Your family will enjoy privacy and a sense of seclusion that's becoming hard to find these days. Destined to appeal to those seeking to escape suburbia, you could be excused for thinking that you have arrived in Dunsborough or Yallingup! A landholding of this size - 1,019 square metres - in this prime location is a rare find, and offers lots of space for growing families. Clean, architectural lines feature in this quality residence constructed in the early 1980's. Character touches of the era will embrace you as you step inside, from the ever-contemporary appeal of floor to ceiling windows, the spacious feel created by exposed beams in soaring ceilings and the rustic charm of exposed brickwork. A brick alcove features a slow combustion wood heater for cold winter nights in the formal lounge, while timber floors add warmth to the informal living area. Accommodation comprises 3 large bedrooms, spacious bathroom, separate WC, well-appointed laundry and two light and bright living areas. Positioned to enjoy a sunny northerly aspect, the kitchen and family room overlook a large rear garden. Families of all ages will love the sparkling lagoon style pool, lovely expanse of lawn, established gardens and enjoy the leafy tree-top vista across South Duncraig. There's room here for kids and pets to play and for everything you could possibly wish for in a backyard! A freestanding carport accommodates two vehicles and offers an adjoining large powered workshop / storeroom. This enviable location is hard to beat, being walking distance to Poynter Primary School and sitting within the Carine Senior High School zone with STEM program and fabulously improved student facilities. Land-holdings of this size are rare indeed and this property offers a unique opportunity to discerning buyers. Secure your own slice of an idyllic neighbourhood and live in the heart of South Duncraig! FEATURES:- Reverse Cycle air conditioning system in family living area- Built in robes to all bedrooms, built in linen storage- Spacious kitchen with Electrolux electric oven, gas stove, double sink, built in pantry and handy breakfast bar. A bay window offers a lovely vista over the rear garden and pool.- Large laundry with ample built in storage and bench space - Sparkling concrete pool, salt chlorinator - Gas hot water system, auto retic gardens- Zoning: R20 Land Area: 1,020sqm Nearby bus service to Warwick train station providing quick access into Perth CBSurrounded by beautiful local parklands, Granadilla Park, Percy Doyle Reserve, Trigonometric Park and Galston Park to name just a few! Perth's magnificent coastline, with its beautiful beaches are just minutes away...Contact Matt Parker on 0417 183 353 your local selling agent. Matt Parker is the natural choice of agent to sell your home. He's a true local and knows the benefits of living in the area from the inside out! Disclaimer - We have provided this information based on our knowledge in good faith on a no liability basis. We strongly recommend making your own enquiries to satisfy yourself on all the above information and contact relevant statutory bodies where appropriate.