

**30 Gilbert Road, Duncraig, WA 6023**



**House For Sale**

Thursday, 9 November 2023

30 Gilbert Road, Duncraig, WA 6023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 776 m2**

**Type: House**



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## ALL OFFERS PRESENTED 21ST NOVEMBER

All Offers Presented 5pm, 21st November 2023, Unless Sold Prior. Ultra-modern interiors, renovated bathrooms, remodelled kitchen with towering, raked ceilings and expansive outdoor living, this four-bed entertainer is so well located. Opposite Duncraig Senior High School and moments from Marmion Avenue and Hepburn Avenue, it's a short commute to St Stephen's School Duncraig, Greenwood Station, Marri Road shopping precinct, Glengarry Shopping Centre, Sorrento Beach and Hillarys Boat Harbour. Framed by crisp white walls and large expanses of glass that allows abundant natural light to filter through the whole home, the continuous-flow layout boasts a study and a spacious primary bedroom suite, including a walk-in robe and a deluxe ensuite featuring a walk-in shower, floating vanity and nature-inspired colour schemes. Three additional bedrooms all come with built-in robes and share a small retreat as well as another pristine bathroom, with floor-to-ceiling tiling, walk-in shower and plenty of storage. An extended formal living room at the front of the home is followed by a light-filled kitchen/dining zone and adjoining sunken lounge room. Set against soaring ceiling heights, exposed beams and hard-wearing slate flooring, the fully equipped kitchen showcases smooth stone surfaces, crisp white cabinetry, pendant lighting and high-end appliances, including a built-in microwave, built-in steam oven and free-standing oven/cooktop. With two separate entertaining zones, the home is set-up perfectly for big families. The main alfresco area off the kitchen boasts a pitched roof pergola, with a built-in bar and multiple seating options. The second undercover alfresco on the opposite side of the home is even bigger and can accommodate a full-sized outdoor dining table and other furniture, providing extra space to entertain and relax. Occupying a generous 776sqm, other highlights and creature comforts include easy-care gardens, new carpets in the minor bedrooms, ducted evaporative air conditioning, split-system units in the master bedroom, study and formal lounge room, wood fire in the kitchen/dining area plus a double remote garage and a large garden shed. Providing peace of mind and a high quality of life, 30 Gilbert Road feels like home the moment you drive up to it.