

34 Myaree Way, Duncraig, WA 6023



Sold House

Friday, 10 November 2023

34 Myaree Way, Duncraig, WA 6023

Bedrooms: 4

Bathrooms: 2

Type: House



Bec Giles

Contact agent

All offers presented by 4pm on 24/11/23. This delightful home is a spacious retreat where contemporary comfort meets a functional design. Step inside to discover generously sized rooms and a seamlessly flowing floor plan that's perfect for family living. As for the rest, well you will just have to wait and see! THE HOME • 4 generous bedrooms • 2 bathroom • Study • Multiple large living areas • Large outdoor rumpus/shed • Outdoor powder room • Pool with Spa • Outdoor shower • Laundry FEATURES YOU WILL LOVE • Beautiful double door entry • Formal lounge room with gas log fire place • Large open plan living, dining and kitchen with easy care floors, high ceilings with bulk heads with a gas log fire place • 3rd large family/games room with direct access to the alfresco area • Spacious kitchen with double fridge recess, double oven, dishwasher, plenty of cupboard space and a large breakfast bar for the family to enjoy • Reverse cycle ducted zoned air conditioning • Large master bedroom and ensuite with spa • Cedar lined alfresco area with ceiling fan, TV, downlights & automatic shade and rain blinds • 8x4 shed/rumpus room with a toilet / powder room • 12.5 metre salt water concrete lap pool with 2.5 x 2.5 spa area, pool is self levelling with robotic cleaner with chemigen chemical management system with pool heating option • Outdoor shower • 6.5KW solar power system with 3 phase battery ready Fronius primo inverter • Solar hot water with a 340 capacity on ground storage tank and gas booster heater • Alarm with back to base home monitoring option • Attic ladder with approx. 9sqm of floored area for storage • Electric gate with pedestrian access • 3 phase power to property • 3 Phase Grunfos 4 stage bore pump with fully reticulated easy-care gardens with crystal clear water. (No staining) PARKING • Remote controlled double lock up garage with side access • Room for 2 extra cars, boat or caravan • Internal Shoppers entry door • Electric gate with pedestrian access LOCATION There is no better family neighbourhood than Duncraig. A neighbourhood that effortlessly blends convenience and charm. Picture leisurely strolls to coffee havens like Little H, Nourish & Feed and Lawleys with the added excitement of a new café/restaurant opening in the Marri Rd shopping centre. Also, whispers of a new brewery within walking distance. With the ease of seamless public transport, a selection of great schools, and the serenity of nearby parks. Plus, the beautiful Perth coastline is just a short 3.6km away. What more do you need? SCHOOL CATCHMENTS Duncraig Primary School Duncraig Senior High School TITLE DETAILS Lot 540 on Plan 009658 Volume 1337 Folio 170 I can't wait to show you through this beautiful family home, this is definitely not one to miss. Call me anytime for more information on 0433 777 293 Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.