

**37 Farnley Way, Duncraig, WA, 6023**

**Sold House**

Thursday, 8 June 2023



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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Family Fun on Farnley Way

Welcome to 37 Farnley Way, Duncraig.

Boasting all the modern luxuries a growing family could desire in a premium location, this home is something special. Nestled into quiet Farnley Way, the homes appealing façade adorned by a lush front lawn creates a welcoming introduction.

The sprawling open plan kitchen, living and dining space complete with high ceilings and a Stovax wood fire place provides a superb location for family togetherness.

With a gourmet custom built kitchen complete with high-end appliances, two ovens, gas cooktop, integrated dishwasher, expansive stone benchtops with breakfast bar delivering an unmatched platform for meal preparation. Plus there is even a butlers pantry with inbuilt coffee machine, microwave & wine rack providing further storage and bench space.

Seamlessly transitioning from indoor to outdoor living through double glazed Bifold doors, take your choice on where to entertain your guests. Effortlessly host your friends and family all year round with this wonderfully designed backyard with outdoor kitchen, whilst overlooking the sparkling below ground swimming pool, inground trampoline, luscious lawn and established gardens.

The home carefully divides the accommodation aspect of the home to allow peaceful separation. Upstairs you'll find the palatial master bedroom is complete with high ceilings, feature ceiling fan, study nook, a huge walk-in robe with in built storage and luxury ensuite, providing an unbeatable parental retreat.

Extra thought has been given to provide an impressive theatre room, from the starlight ceiling and projector case to the block out curtains providing the perfect ambience.

There is simply so much to say about this home that has been created for the long term enjoyment of families with a multitude of features including...

- Bespoke kitchen with two ovens, integrated dishwasher, butlers pantry with built in coffee machine & wine rack
- Master bedroom with huge ensuite with double vanity, and a gorgeous freestanding bathtub, plus rockstar style walk in robe
- The generous sized second, third and fourth bedrooms all include ceiling fans
- An additional study/fifth bedroom
- Theatre room with starlight ceiling and projector casing
- Custom renovated family bathroom will impress with floor to ceiling tiles, double vanity, gorgeous stone benchtop, beautiful deep bath tub and separate shower.
- Renovated large laundry has a multitude of cupboards to store every little thing including even a nook for your dog!
  
- Plantation shutters throughout
- Double glazed Bifold doors to alfresco
- Recently resurfaced fibreglass pool with new filter, rainwater storage tank under deck for pool top up with glass frameless pool fence
- In ground Olympic trampoline - can be removed at buyers request
- Outdoor kitchen with built in Beefeater BBQ & wok burner
- Outdoor hot water shower
  
- Double auto garage plus additional single garage and further parking for a car, caravan or boat
- Pool shed & Tool shed

- Lemon and mango trees
- Brand new exposed aggregate driveway
- Solar power
- Stovax fireplace
- Insteon lighting automation
- Split system air conditioning
- Hand crafted wooden shelving/cabinetry in ensuite, kitchen and living
- Under stairs storage
- Full height tiles to bathrooms & w/cs
- Hilton Park across the road and Marri Reserve a couple of minutes walk
- 725sqm block

Ideally positioned, close to great schools such as St Stevens School, Duncraig Senior & Primary Schools, the Marri Road Shopping Centre & Little H cafe, the beach and the city, the residence provides a vibrant lifestyle. Combining a second to none location with a gorgeous home, this will not last long!

A convenient lifestyle awaits at 37 Farnley Way. I recommend you view it yourselves to avoid missing out. Don't hesitate - contact Michaela Pinkney now to register your interest.

Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.