

**37 Glengarry Drive, Duncraig, WA 6023**

**House For Sale**

Thursday, 13 June 2024

37 Glengarry Drive, Duncraig, WA 6023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 763 m2**

**Type: House**



Chris Jones

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## END DATE SALE: ABOVE \$900K

END DATE SALE: SUIT BUYERS ABOVE \$900K ALL OFFERS PRESENTED BY 5PM TUES 25th JUNE 2024 - UNLESS SOLD PRIOR\*\*Sellers reserve the right to accept an offer prior to end date With so much to offer you'll be hard pressed, not to be impressed! This stunning 3x1 has been a loving home and now lays waiting for the next family to make their own. Beautifully renovated over the years, the home includes 3 bedrooms, 1 bathroom, sizeable open plan kitchen servicing the lounge and meals area, plus a great work-from-home space/kids play area. While the inside is amazing, outside the home the gifts keep coming with ample of play space for the kids and great entertaining areas. Modern appliances highlight the well planned kitchen including a 900mm induction hot plate, 900mm oven and range-hood. Sprawling stone bench tops offering plenty of space for those budding chefs, which extends into a breakfast bar. This lovely home has a warm presence, neatly styled with great tones throughout. Each bedroom comes with spacious built-in robes and are serviced by a modernised bathroom complete with bath/shower combo and 'his and hers' basins. The front yard is securely enclosed, creating a great space for the kids and dog to play. The double garage, with remote door and access to the rear, has ample space for two cars and there is plenty of additional parking on the stunning washed aggregate concrete driveway - with room for boat and camper. For those that love outdoor entertaining, chose from the generously sized patio area offering plenty of shelter from the elements, or the rear outdoor space for those afternoons that are perfect for enjoying the sun. Fruit trees adorn the low maintenance landscape including a healthy array of mature citrus - orange, lemon, lime and mandarin trees are yours to enjoy, as well as a Bay Tree for those that love to cook. Highlighting the great outdoor space for the kids is an impressive, fully functioning playground for the kids - sure to provide hours of fun for the young ones. Conveniently located a short walk to Glengarry Primary School, local shops and amenities plus a bus route within just steps of your door going to Duncraig High and Train Station, this property offers incredible opportunity for that next family. Features include but are not limited to:

- 3 bedrooms with built in robes
- Renovated bathroom with dual basin, bath and shower
- Stunning open kitchen with 900mm appliances & stone bench tops
- Open plan dining living area
- Work from home space/kids playroom
- 3 split system air cons. 2 in bedrooms, 1 in living area
- Massive patio area, great for year-round entertaining
- Enclosed private front yard with gated entrance
- Huge backyard with incredible playground for kids (optional)
- An array of mature citrus trees inc orange, lemon, lime and mandarin
- Large double garage w. remote, plus rear shed and side storage
- Oversize driveway with plenty of parking for cars plus small boat/camper
- Located a short walk to Glengarry Primary and local amenities
- Duncraig Senior School catchment

Plus much more. For more information, please contact Duncraig local Chris Jones on 0467 073 151 - because no one knows Duncraig like a local. Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.