

**37 Nekaya Way, Duncraig, WA 6023**



**House For Sale**

Saturday, 2 December 2023

37 Nekaya Way, Duncraig, WA 6023

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Frances Goncalves

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## Set Date Sale

Set Date Sale. All offers presented 12pm Tuesday 12th December. A commanding corner position with parking options on both street frontages headlines this quality, brand-new 3 bedroom 2 bathroom single level home that is a rare and unique find for the area. The perfect down-sizer or first home, this sleek and stylish, energy-efficient, low-maintenance home has new front lawn and fresh landscaping completed, ensuring it is ready for you to move into right away. Complementing the double lock-up garage is a second driveway with additional parking space for up to two extra cars – or even a boat, caravan or trailer. Inside, a welcoming open-plan living, dining and kitchen area doubles as the central hub of the house and extends entertaining outside to a private rear alfresco courtyard. It also boasts a double-door storage pantry, sparkling stone bench tops, a breakfast bar with extra storage, double sinks, soft-closing drawers, a dishwasher recess, 900mm-wide Euro five-burner gas-cooktop and oven appliances and more. All three bedrooms are dominated by attractive timber-look flooring, inclusive of a larger master suite where a walk-in wardrobe meets a private fully-tiled ensuite bathroom with a stone vanity, under-bench storage, toilet and a walk-in rain/hose shower. The two spare bedrooms both have full-height mirrored built-in robes and are serviced by a stylish fully-tiled main bathroom sitting between them – with a stone vanity, walk-in rain/hose shower and separate Argent bathtub. There is a separate powder room (with a stone vanity and under-bench storage) for convenience, with the functional laundry also separate from the other wet areas and comprising of open linen – or additional pantry – storage, under-bench cupboards and access out to the side drying courtyard. Walk to nearby Duncraig Senior High School, as well as the beautiful Lilburne Reserve and a host of bus stops – with the home also very close to St Stephen's School, Padbury Catholic Primary School, Duncraig Primary School, Greenwood Train Station, the freeway, Duncraig Shopping Centre, community sporting facilities, Sacred Heart College, glorious beaches, Hillarys Boat Harbour, cafes, restaurants, other major shopping centres and so much more. Now this is what you call an absolute cracker on the corner! Other features include:-  
• Tiled living space  
• Ducted reverse-cycle air-conditioning with e-Zone zoning controls (touchpad)  
• Profiled internal doors  
• Feature LED down lights  
• Instantaneous gas hot-water system  
• Colorbond fencing  
• Reticulation  
• Remote-controlled double lock-up garage, with high ceilings for larger vehicles, data/power points and manual roller-door access to the rear alfresco courtyard  
• Internal shopper's entry  
• Seven-year structural warranty included and will carry on with new owner  
• Easy-care 271sqm corner survey strata block with two side-access gates – one securing the drying courtyard from the main driveway  
To find out more about this property, you can contact agent Frances Goncalves on 0414 136 151 or by email at [fgoncalves@realmark.com.au](mailto:fgoncalves@realmark.com.au)