

38 Colgrave Way, Duncraig, WA 6023

House For Sale

Friday, 3 May 2024

38 Colgrave Way, Duncraig, WA 6023

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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UNDER|OFFER

Nestled in the heart of Duncraig lies a true gem, 38 Colgrave Way, a residence that defines the essence of a warm family home. Steeped in the quiet charm of its 1976 heritage, this four-bedroom abode invites you into a realm of modern comfort infused with natural light and family bliss. Enter the front living area, where grand windows spill golden sunbeams across a canvas of relaxed tranquillity, seamlessly connecting to a dining space that whispers tales of shared stories and laughter. At the heart, the kitchen stands as a testament to functionality with its generous storage and sprawling bench space, crowned by a convenient breakfast bar under the watchful eye of a sky-bound window. In the family room, innovation meets practicality with a custom desk that sets the stage for work and study, harmoniously blending life's demands within the comforting rhythms of home. Retreat to the main bedroom, a haven of serenity, boasting a bathroom so elegantly renovated with its floor-to-ceiling tiles and a sleek walk-in shower, all shielded behind the charm of a sliding barn door. Each additional bedroom, meticulously sized and adorned with built-in robes, echo the home's promise of retreat for every family member. The family bathroom, another sanctuary, beckons with a frameless shower and soaking tub, all wrapped in luxurious finishes, while the fully renovated laundry provides a discreet gateway to the lush backyard. Step outside, and the true star of the show unveils itself – an expansive alfresco area with lofty ceilings and year-round zip track blinds. Here, a built-in outdoor kitchen and a TV entertainment zone transform every day into a celebration, the pristine exposed aggregate underfoot adding a touch of grandeur. Beyond, a sweeping lawn, ensconced by a verdant hedge, encapsulates the spirit of the Australian outdoors. Set in a locale where convenience meets community, 38 Colgrave Way stands in the embrace of schools, parks, shopping havens, and the vital arteries of transport. Glengarry Primary, Duncraig Senior High, and St Stephens Private School encircle you, forming an educational sanctuary for your family, while the nearby hospital and medical centre stand vigilant, ensuring well-being is but a stone's throw away. This residence, a cherished retreat for the past 12 years, now opens its doors for another family to create their narrative. Will the walls of 38 Colgrave Way echo with your laughter, your dreams, your life? The opportunity awaits. Built in 1976 Land: 684m² Council Rates: \$1844.90 Estimated rental return: \$750-\$800 P/W Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.