

# 38 Kariong Circuit, Duncraig, WA 6023

## House For Sale

Wednesday, 12 June 2024

38 Kariong Circuit, Duncraig, WA 6023

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Namita Mehra

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## OFFERS

Built in 1994 this quality Webb & Brown-Neaves home showcases some beautiful Mt Lawley touches like a front verandah and sash windows to the master bedroom and formal lounge. More importantly it offers families lots of wonderful spaces inside and out to spread out in! Like an extra games room, a 5th bedroom or extra-large home office, renovated kitchen and bathrooms, as well as a modern pool set amidst a generous yard, complimented by an undercover outdoor entertaining area to enjoy all year round. Let me walk you through its many wonderful features:-  
- Enter and be greeted by a spacious formal lounge and formal dining  
- Double French doors take you through to a large open plan kitchen and casual living area enjoying tranquil views of the pool and private yard  
- Large, renovated kitchen with stainless steel appliances, a great-sized walk-in pantry and a breakfast bar  
- Spacious casual dining and family area; sliding doors lead to the outdoor entertaining area to enjoy with family and friends  
- Big games or theatre room, also steps out through sliding doors to the alfresco and yard  
- Fabulous modern pool only added about 17 years ago  
- Plenty of grassed area for kids and pets to enjoy – in fact there are 2 big grassed sections!  
- Pitched patio for all year entertaining enjoying serene views of the pool and grassed areas  
- Master bedroom is complimented by a bay window and sash windows. It also enjoys a generous walk-in robe And a renovated ensuite!  
- A big bedroom or extra-large study sits close to the master, making it an ideal bedroom for a little child who needs to be close to the master, a guest bedroom, or a generous home office for working from home  
- 3 junior bedrooms sit in a separate wing, each enjoying a double robe and share a large modern bathroom  
- Spacious laundry  
- Double garage and large workshop/storeroom  
Additional features:-  
- Brand new carpets throughout barely a few weeks old!  
- Glass pool fencing  
- Kitchen renovated about 3 years ago  
- Ducted aircon throughout casual living areas and master bedroom  
- Spacious workshop/ storeroom off the garage, fabulous space for the home handyman!  
- Shoppers entry from the garage is ideal for bringing groceries directly into the kitchen  
- Great location – close to sought-after schools including Sacred Heart, St Stephens, Carine High and Poynter Primary, as well as popular beaches and their buzzing café lifestyle. In fact you can even walk to the beach for a swim and coffee over summer and combine exercise with pleasure! Homes offering such a generous floorplan and modern spaces inside and out are not easy to find. So be quick to view and make it yours! \*\*\* All offers presented on Tuesday 18th June '24.

The sellers reserve the right to accept an offer prior to the end date, so please put your offer forward at the earliest to avoid missing out on this spacious home\*\*\*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.