

**42 Partlet Road, Duncraig, WA 6023**

**House For Sale**

Thursday, 9 May 2024

42 Partlet Road, Duncraig, WA 6023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



Chris Jones

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## END DATE SALE: FROM \$1.2M

END DATE SALE: SUIT BUYERS FROM \$1.2M ALL OFFERS PRESENTED BY 5PM TUES 21st MAY 2024 - UNLESS SOLD PRIOR\*\* Sellers reserve the right to accept an offer prior to end date Still looking for your new family home? Well look no further than this beautifully renovated 4 bedroom, 2 bathroom home complete with breathtaking high pitched ceilings, modern kitchen with induction hotplate and self-cleaning oven, new flooring and lighting, two good size living areas, formal dining plus meals area - all within close proximity to local schools and transport. Facing to the north, the home welcomes with warm natural light as you enter. Ample grass space through the recently upgraded front yard offers areas to play and enjoy the sun. The generously spaced master boasts an open plan ensuite and walk-in robe, while the three remaining bedrooms all offer built-in robes with plenty of space for growing family members. With a formal lounge area for the parents, and a large family room visible from the kitchen and meals area, the floor plan is perfect for entertaining and offers multiple living spaces without segregation. The incredible spotted gum floors helps to create a warm and inviting feel to this impressive family home. The newly renovated kitchen comes with an array of mod-cons and is ready to cater to the avid chef with ample prep and cupboard space. Utilise the 4th bedroom for optional study and you have a great work-from-home area, and with bed 2 and 3 down the separate hallway - serviced by private bathroom, the kids will have their own privacy and quiet space within the family home. An amazing home ready for its next family to make their own. With an abundance of extras and meticulously renovated, this one is sure to please. Features include but are not limited to:

- 695sqm north facing block
- Heavily renovated
- Ergonomically designed kitchen with induction hotplate, pyrolytic self-cleaning oven and secret spice drawer under hotplate
- Coffee nook near refrigerator with boiling tap
- Italian marble raised breakfast/coffee catchup corner
- Reverse cycle airconditioning to lounge, family room and main bedroom, fans to three bedrooms
- Stunning natural light to family room
- Large WIR to master
- 2 vehicle carport
- New gas storage hot water system
- Spotted gum wooden floors to living areas
- Close proximity to St Stephens and Glengarry Primary
- Situated within Duncraig High School catchment
- Easy access to transport including bus routes and train station
- 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.