

45 Monaghan Circle, Darch, WA 6065



House For Sale

Tuesday, 11 June 2024

45 Monaghan Circle, Darch, WA 6065

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 578 m2

Type: House



Chris Jai Lovell
0892030777

UNDER OFFER!

Congratulations to our very valued seller - and also to our very lucky buyers on securing this beautiful home! :)What we love:This supremely built Ross North home is proudly positioned in arguably THE MOST SOUGHT-AFTER dress circle location in Darch. Overlooking beautiful Monaghan Park – A sprawling lush green parkland with picnic and play areas, connecting pathways perfect for riding, walking and outdoor fitness. And of course the perfect open space for kids & pets to play!We also love the extremely accommodating and versatile layout of this super-sized family residence that combines 5 large bedrooms, 4 separate living zones, an in-ground swimming pool and fabulous decked alfresco entertaining area.Just a short stroll away from Darch Plaza shopping centre & bus stops, and walking/riding distances to both primary and secondary schooling, but far enough to be away from the hustle and bustle of it all.What to know:Set on a perfectly utilised 578sqm (approx) block, this impressively proportioned home ticks all the boxes to perfectly balance today's modern lifestyle with supreme comfort and relaxed outdoor family enjoyment.A great layout with 4 oversized bedrooms (three with walk in robes!) plus a 5th bed, study or activity room, 2 stunning renovated bathrooms and 3 additional living zones circling around the main family hub of the home. Soaring high 34 course ceilings, ducted reverse-cycle air-conditioning for year-round comfort; a double remote garage with rear access, a quality kitchen, stylish new laundry and 18 solar panels reducing your carbon consumption considerably.FOUR large, practical living spaces including a formal dining room (or study zone), separate front lounge, open-plan living and dining, and a huge games room that opens to the decked entertaining area under a pitched roof patio which overlooks the sparkling in-ground salt swimming pool fringed by aromatic frangipani trees.AT A GLANCE:- Blue-chip location directly opposite the beautiful Monaghan Park- 578sqm (approx) block manicured landscaped reticulated gardens- Built by Ross North Homes in 2003- Stunning Mediterranean elevation- Super-sized family floor plan- Ducted reverse-cycle air conditioning- 18 solar panels- Protected portico leads through double doors to entry- Impressive sized master suite with ceiling fan and massive full-length walk-in-robe- Newly renovated ensuite bathroom - tiled to the ceiling with twin semi-recessed basins, stunning new vanity, walk in shower with dual rain-shower and adjustable gooseneck arm and separate w/c- Large guest room with built-in-robe- Two KING-SIZED kid's bedrooms – both with walk-in-robes- Additional 5th bedroom, study or activity room- Newly renovated main bathroom – tiled to the ceiling with contemporary new vanity, glazed shower recess and separate bath tub- Newly renovated laundry with sleek stone tops, integrated sink, ample overhead & under-bench cabinetry and stunning contrasting stone splashback tiles- Kitchen with large breakfast bar, double sink, 5 burner gas cook-top, stainless steel wall oven, microwave recess, dishwasher, corner pantry and double-sized fridge recess.4 LIVING ZONES:- Open plan family/meals/kitchen zone with soaring 34 course ceilings and sliding door access outside.- Large games room with double French doors and access to alfresco deck- Formal dining or study zone at the front of the home with wall openings to main living- Adjacent separate front lounge roomOUTDOORS:- Pitched roof patio with ceiling fan- Extensive timber decking- In-ground salt swimming pool with glass fencing- Front lawns and gardens are beautifully manicured, landscaped and reticulated- Double remote garage with access to rear and shopper's access to front door via protected portico- Ample driveway space for additional parkingPLEASE NOTE:** Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.