

**46 Portree Way, Duncraig, WA 6023**

**Sold House**

**Friday, 1 September 2023**



**46 Portree Way, Duncraig, WA 6023**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 687 m2**

**Type: House**

**\$921,000**

Act fast to secure your family home in sought-after Duncraig! Situated in one of the suburb's best streets and standing amid quality homes, this is a popular and convenient location for good reason. Secure your own slice of Duncraig and live in the heart of this fabulous neighbourhood. You will feel a sense of privacy the moment you step inside! The property features a wide-frontage and level drive-way in addition to being set back from the road. This one-owner, solidly constructed and well-cared for home offers 4 bedrooms, 2 bathrooms, and 2 separate living areas. Featuring a practical floor-plan that will appeal to growing families, the living and sleeping areas are in separate zones. The kitchen, dining and family rooms connect easily with a wide patio and the rear garden. There is also a spacious and separate lounge. Equipped with abundant storage space, and a super-quiet Miele dishwasher, the kitchen offers a command-post view of the backyard. A charming meals area adjoins the kitchen. Bathed in natural light via a big bay window, this is the place to enjoy the morning sun! Polished cork floors bring warmth to the interior, feel good to walk on and are easy to maintain. Ample storage features throughout the home, including built-in robes to three of the bedrooms, which are all a good size. The fourth bedroom has long been used as a sewing and craft room. Fitted with a lot of shelving and desk space, this room would also serve well as a study or home office. The spacious master bedroom has an ensuite and is well-furnished by built-in robes. A deep and relaxing spa-bath is situated in the main bathroom, which is also equipped with a generously-sized vanity unit. Create your own private oasis in the big backyard which offers almost unlimited potential! A double lock-up garage is extra deep, allowing lots of room for tools and a big work bench. There is room at the front and rear of it for additional parking, or large workshop if ever required. Ideally situated close to beautiful parks, popular schools and convenient shopping at Glengarry and Carine Glades, the location of this property could not be better. A nearby bus service offers an easy link to the train, providing quick access into the CBD. Perth's beautiful beaches and magnificent coastline are just minutes away! Features:- ducted evaporative air conditioning and gas heating systems for year round comfort- solar power panels to save \$\$\$- built-in robes to bedrooms, 3 door linen storage cupboard + bi broom/ vacuum storage cupboard- separate laundry with additional storage and access to rear - Lock up garage with auto door & 3 phase power- auto reticulated gardens, large gas storage hot water system- spacious separate laundry with access to rear, security doors & window shutters for light control in 3 bedrooms If you require any further information about this property, or would like to arrange viewing, please contact your LOCAL SELLING AGENT Matt Parker.