

# 46 Wakeley Way, Duncraig, WA 6023

## House For Sale

Friday, 16 February 2024

46 Wakeley Way, Duncraig, WA 6023

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 531 m<sup>2</sup>

Type: House



Sandy Pralica  
0893004000

## UNDER CONTRACT

ALL OFFERS PRESENTED BY 4pm WED 28th FEBRUARY 2024, unless sold prior\*\*The Seller reserve the right to accept an offer prior to the end date specified.Nestled in the sought-after community of South Duncraig, this cherished family abode, meticulously cared for over the past 24 years, is now ready to embrace a new chapter with its fortunate new owner. Spanning an impressive 217 square meters of living space, this home's focal point is its expansive kitchen boasting abundant storage, catering to both culinary aficionados and hosts alike. Its seamless integration with the dining, living, and sitting areas, enhanced by lofty ceilings, creates an inviting ambiance. Positioned at the front, a sizable lounge room and dedicated study offer versatile spaces for relaxation and productivity. Each of the four generously sized bedrooms is complemented by ample wardrobe storage, ensuring comfort and seclusion for all residents.Indulge in the serenity of your personal haven within the well-kept backyard and garden, providing the perfect setting for outdoor gatherings, gardening endeavours, or simply unwinding and rejuvenating after a bustling day.THE LOCATION: Situated in a prestigious enclave of South Duncraig, residents benefit from proximity to top-rated schools such as Carine Senior High School, Poynter Primary School, you'll be nearby to Glenbar Park, shopping at Carine Glades or Duncraig Village plus Marmion Beach nearby with a host of amenities, ensuring a convenient and fulfilling lifestyle.PROPERTY HIGHLIGHTS:• 4 Bedrooms + dedicated Study• Master bedroom with walk-in robe and ensuite with shower, bathtub, vanity and separate wc• The further 3 bedrooms provide double door built-in wardrobes• Family bathroom with shower, bathtub, and vanity • Lounge room positioned towards the front of the home• Open plan Kitchen, Dining, Living and Sitting area overlooking the backyard• The Kitchen provides a 900mm gas cooktop, electric oven, separate grill, rangehood and dishwasher• Walk-in linen cupboard• Split system air conditioning• Gas bayonet• Reticulated gardens and lawns• Double lock up garage with shoppers entrance• Block Size: 531sqms• Living Space: 217sqms (approx.)• Year of Build: 1998Don't miss your opportunity to make 46 Wakeley Way your new home!