

49 Burrarah Way, Duncraig, WA 6023



House For Sale

Wednesday, 8 November 2023

49 Burrarah Way, Duncraig, WA 6023

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 811 m2

Type: House



Aaron Green
0892460050

Set Date Sale. All offers 21 Nov @ 7pm

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What to love. Nestled within the highly desirable South Duncraig enclave, this family-oriented residence perfectly blends location and spacious living, making it the ideal choice for those seeking the perfect family home. Boasting a generous 229 sqm of living space, this home offers multiple living areas, including a formal living and dining area, an expansive open plan kitchen, meals, sitting, and family zone, a home office, a luxurious master suite, three additional bedrooms, two bathrooms, and a conveniently placed laundry. The extensive patio area and lush lawn provide ample space for children to play or even accommodate a future pool (STCA), making it an excellent fit for a growing family. Speaking of location, this property is ideally situated for families looking for easy school drop-offs at Poynter Primary, Carine, St Stephens, or Sacred Heart. Plus, a quick morning dip or a surfing session is just minutes away, and you have the choice of spending your weekends at Percy Sole or Trigonometric Park to complete the family-centric lifestyle.

What to know. Set on an expansive 881 sqm block with beautifully landscaped gardens, this home's inviting exterior draws you up the pathway to explore further. Step inside, and you'll be welcomed by an abundance of natural light with low-maintenance tiled flooring. Past the formal living and dining area leads you to the heart of the home, a spacious open plan kitchen, meals, sitting, and family area. This is where countless indoor family moments will unfold, from first steps to birthday celebrations and milestone events. The kitchen is a haven for entertainers, designed with socialising in mind. It features ample storage and counter space, a gas cooktop, an in-wall electric oven and microwave, a pantry, and a breakfast bar for those quick bites. In the summer, slide open the glass doors and let the festivities spill out onto the extensive patio. Fire up the BBQ, unwind for the day, and watch the kids enjoy themselves on the lush lawn, with ample space for activities like monkey bars, trampolines, and cubbies. If desired, You can add a pool down the line (STCA). Back inside, the master suite at the front of the home offers a private sanctuary with garden views, a walk-in robe, and an ensuite complete with a corner bath, shower, vanity, and dual-access powder room. The home office is conveniently located, offering a peaceful retreat from the hustle and bustle of family life. Towards the rear of the home, you'll discover three generously sized bedrooms, all with built-in robes, sharing the main bathroom equipped with a bath, shower, vanity, and a separate toilet in the laundry, which also offers additional storage and outdoor access to the drying area.

49 Burregah Way is a spacious family sanctuary that provides ample space for growing from tots to teens and beyond. All of this is complemented by its prime location, making it the perfect dream home for families. Features included but are not limited to;

- Garden shed
- Double garage with storage space
- Split system air conditioning
- Ducted Evap
- Solar panels
- Home office