

# 51 Myaree Way, Duncraig, WA 6023

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PROPERTY

## House For Sale

Friday, 3 November 2023

51 Myaree Way, Duncraig, WA 6023

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 948 m<sup>2</sup>

Type: House



Greg Chapman  
0407466502

## Closing date sale

Price Guide: Suited to buyers with a budget from \$900,000. All offers presented on 14th November 2023 unless at the sellers discretion they choose to accept an offer prior to this date. Welcome to your dream family home! This spacious abode offers everything you need for a life filled with joy and cherished moments. With a warm and inviting atmosphere, this house is the perfect place to call home. Step into the heart of this lovely residence, where a spacious open plan kitchen awaits. Imagine preparing meals with ease, thanks to modern conveniences like a dishwasher, electric cooktop and oven, and a handy appliance nook. The stunning stone benchtops and filter tap add a touch of elegance to your culinary adventures. The living and dining areas are where family memories are made. The formal lounge and dining room features a high, exposed beam ceiling, a delightful bar area, and direct access to the outdoor living space. This sunny, north-facing spot is perfect for sipping your morning cup of coffee, basking in the warmth of the winter sun. When it's time to rest, retreat to the main bedroom, complete with built-in robes, a ceiling fan, and even a ceiling-mounted TV for those cozy movie nights. Bedrooms 2 and 3 are perfect for the kids or as a separate study, both with built-in robes. The semi-ensuite bathroom offers both a separate shower and a bath. Practicality and space are at the heart of this home, with a spacious laundry room to make chores a breeze. But the real gem of this property is the extensive home addition. With a games/rumpus room, an additional bathroom, and a large bedroom with a separate entry, it's perfect for a teenager who won't leave (or keeps coming back home). Plus, there's a sliding door providing easy access to the rear deck and the outdoor spa - the ultimate relaxation spot. As if that weren't enough, there's an enormous backyard on this generous block. You'll enjoy full drive-through access from the front and a 6m x 8m double workshop at the rear, complete with 3-phase power, for all your DIY projects and storage needs. And let's not forget the 5kw grid-tie solar system, electric hot water system, and reverse cycle ducted air conditioning, ensuring comfort and efficiency year-round. This charming family home is nestled in a welcoming, family-friendly suburb close to Duncraig Primary School and Duncraig High School. It's just a stone's throw away from local shops and a short 10-minute drive to the idyllic Hillarys Boat Harbour. Don't miss this wonderful opportunity to make this family haven your own. Your new chapter of happiness and memories starts here.