

80A Marri Road, Duncraig, WA 6023

Duplex/Semi-detached For Sale

Saturday, 13 April 2024

80A Marri Road, Duncraig, WA 6023

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 99 m2

Type:

Duplex/Semi-detached



Chris Jones

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HOME OPEN CANCELLED

END DATE SALE: SUIT BUYERS ABOVE \$700K FIRST OFFERS PRESENTED BY 5PM THIS MONDAY - UNLESS SOLD PRIOR** Sellers reserve the right to accept an offer prior to end date. An incredible opportunity awaits downsizers, young families and savvy investors alike. This stunning survey-strata duplex boasts a whopping 531sqm block and has only a small adjoining wall via the garage. Being 'survey strata' means there are no strata fees and you are free to do what you wish with your land. Freshly renovated, the property consists of an impressive open-plan kitchen, three large bedrooms complete with built-in robes, stunning north facing lounge with elevated views, huge bathroom with ample space for second toilet, plus impressive backyard space - ideal for kids and/or dog. The modern kitchen includes beautiful stone bench tops, overhead cabinetry, breakfast bar, induction cooktop and dishwasher and provides ample bench space. All bedrooms have new carpet, with new flooring throughout the living areas. Freshly painted and complete with new LED lighting and ducted evaporative air con, this incredible property offers so much for those looking to secure a convenient location in this amazing suburb. With a range of amenities within a short walk - including the beautiful Marri Parks, Duncraig Primary School, Little H Cafe, F45 gym, IGA and much more - this truly is a 'lifestyle' location. Features include but are not limited to:

- Massive 531m² Survey Strata block (No strata fees or common land)
- Duplex with adjoining wall only via garage
- 3 large bedrooms - all with built-in robes
- Large outdoor entertaining area
- Newly renovated open plan kitchen with stone bench tops, fridge recess, overhead cupboards breakfast bar
- Induction stove cooktop, electric oven and dishwasher
- Gas hot water
- Remote controlled garage
- Ducted evaporative air-condition
- Gas bayonets
- Reticulated lawns and garden
- Garden shed
- LED lighting throughout
- Walking distance to Duncraig Primary School and Marri Rd Shops
- Duncraig Senior School catchment

Plus much more. For more information, please contact Duncraig local Chris Jones on 0467 073 151 - because no one knows Duncraig like a local. Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.