

**8A Alder Way, Duncraig, WA 6023**



**House For Sale**

Thursday, 25 April 2024

8A Alder Way, Duncraig, WA 6023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Cam Keevers  
0408916704

## OFFERS

Welcome to your new haven in the heart of Duncraig, where cherished memories meet modern living. Nestled in a peaceful neighbourhood, this much-loved family home invites you to experience the perfect blend of comfort and convenience. Privately tucked away at the end of an elevated cul-de-sac you will be greeted by the warmth of a home that has witnessed love, laughter, and countless family gatherings. This Duplex residence with no common walls is thoughtfully designed for both intimate moments and lively celebrations. Upon entry you are greeted by the well-maintained interior that boasts a seamless blend of functionality and style. The free-flowing layout effortlessly connects the living room to the dining area and fosters a sense of togetherness, where family members can engage in various activities while staying connected. The sunny kitchen is centred at the heart of the home and features ample bench space, stainless steel appliances and crisp white cabinetry. From the dining room step through the sliding doors onto a charming patio, extending your living space seamlessly to the outdoors. Outside you can dive into the luxury of your very own private oasis. The sparkling pool and inviting patio combine to create an outdoor haven that is perfect for relaxation and entertainment on those balmy summer evenings, making every day feel like a holiday. Towards the rear of the property are three private bedrooms, with the master retreat offering television and full height wardrobes. In addition, the combination of the undercover carport, secure garage and storage area creates a complete package, giving you the peace of mind that your home is well equipped to meet your everyday requirements. Situated in prime position you can enjoy the tranquillity of suburban living while being moments away from the vibrant heart of Duncraig. Locals love the lifestyle on offer here, with close proximity to elite schools, shops, cafes and parks. There are ample public transport links too, including Warwick Train Station to get to the Perth CBD quicker than you could imagine. With everything on offer at 8 Alder Way don't miss the chance to call this oasis your very own!

**WHAT WE LOVE:**

- Sparkling pool and expansive patio to entertain in style
- Sunny, centralised kitchen with crisp white cabinetry, Westinghouse 4 burner gas hotplate, oven, dishwasher and views of the pool
- Open plan living and dining area complete with cosy gas fireplace
- Generous sized master bedroom featuring television and full height wardrobes
- Spacious main bathroom
- Air-conditioned comfort

**Location Highlights:** (all distances are approx.)

- Surrounded by elite schools, including Glengarry Primary School (1.2km), Liwara Catholic Primary School (700m), St Stephen's School Duncraig (2.9km) and Duncraig Senior High School (3.8km)
- Prime access to Warwick Road (450m), Mitchell Freeway (550m) and Warwick Train Station (3km)
- Short drive to the relaxed Glengarry and Carine Glades Shopping Centre - complete with IGA, award-winning coffee shops, bakery, beauty therapy services and newsagency
- Located near an abundance of open parks including Carine Regional Open Space (2km) and local Glengarry Park (450m)
- 4.5km to scenic West Coast Drive and picturesque west coast beaches

Don't miss the opportunity to make this much-loved family home your own! Contact Cam Keevers today on 0408 916 704 to schedule a viewing and start envisioning your future in this charming Duncraig residence.

**Disclaimer:** This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.