

9 Boreas Court, Duncraig, WA 6023

Realmark

House For Sale

Thursday, 13 June 2024

9 Boreas Court, Duncraig, WA 6023

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 742 m2

Type: House



Nathan Tonich
0893883911

Set Date Sale

Set Date Sale: Absolutely all offers by 2.00pm Monday 24th June 2024*Contact Nathan for buyer feedback range*What we love:From the moment you step inside 9 Boreas Court, Duncraig, you'll feel an immediate sense of relaxation. This beautifully presented home not only offers an inviting living experience but also stands as an outstanding investment opportunity. Set on a generous 742sqm block within the re-zoned R20/40 precinct, this property holds potential for future subdivision, subject to approvals, providing flexibility for your investment or home.Great living zones and superb entertaining spaces define this home. The front of the house features a comfortable lounge and a sizeable dining area, both with views of the lush lawns and gardens. A new, neat, and functional kitchen with stone-look benchtops, a long breakfast bar, and stainless steel appliances flows seamlessly into the family room. This area extends to a large covered outdoor space overlooking the expansive, private backyard—perfect for gatherings and outdoor enjoyment.For those needing extra storage or workshop space, this home is ideal. The side of the garage offers a bay for a boat, van, or extra car, and the backyard includes a colorbond powered workshop approximately 4m x 6m.What to know:Three spacious bedrooms with built-in robes.Stylish bathroom, recently renovated.Functional kitchen with stone-look benchtops, Brand new oven, combo gas/induction cooktop, and dishwasher.Large outdoor patio area with honed terrazzo flooring, motorized blinds, and an authentic wood-fired pizza oven.Ducted evaporative air conditioning plus 3 reverse cycle split system air conditioners.Security cameras and video doorbell for added peace of mind.Extensive outdoor space with lush lawns and a powered workshop.Solar Power 5KW Inverter 6.6KW Panel'sBore retic and ceiling fans.Potential for subdivision under R20/40 zoning, subject to approvals.Council rates: \$1,801.45/year | Water rates: \$1,154.42/yearLand: 742sqm | Living: 217sqm | Built: 1979 (recently renovated)Location:Situated in a quiet cul-de-sac in Duncraig, 9 Boreas Court enjoys a prime location close to local schools, parks, shopping centers, and public transport. This blend of peaceful suburban living and convenient access to amenities makes it an ideal choice for families and investors alike.Schools:Glengarry Primary School (1.1 km)Duncraig Senior High School (0.9 km)St Stephen's School (0.5km)Who to talk to:Nathan Tonich 0400 403 229 or ntonich@realmark.com.au