

9 Methuen Way, Duncraig, WA 6023



House For Sale

Wednesday, 7 February 2024

9 Methuen Way, Duncraig, WA 6023

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 747 m²

Type: House



Shendelle Harding

1300299377

Offers From \$1.1M

This immaculate family residence is situated within the prestigious Carine Glades Estate in South Duncraig. Move into this property with nothing to do and benefit from the development potential of R60 on both south and west street frontages. This property has the bonus of a detached studio/home office/Air BnB guest room attached to the garage with separate private access via a gate from the western side of the property. This exterior dwelling has been used for many purposes over the years, such as guest accommodation, and teenagers/university student retreat. If you are looking to develop straight away, the current owners have plans approved for a modern two storey residence in the location of the existing garage and studio, whilst staying in the main residence while you build. YOUR NEW HOME: • Well-appointed kitchen with ample pantry space, equipped with a 4-burner gas cooktop, 60cm electric wall oven with microwave recess, double bowl/drain stainless steel sink, stainless steel dishwasher, and a convenient breakfast bar seating area. • A comfortable living room for the adults located at the front of the home plus a second area living space near the kitchen and meals area. • A private home office tucked away at the front of the home, providing a quiet workspace. • Master bedroom with designer walk-in robe and a light and bright ensuite with a single vanity, walk-in shower recess and full-height tiling. • Two additional bedrooms located in the rear wing of the property for separation. • A well-proportioned family bathroom with double basins, storage, and a bath/shower combination. A separate toilet adjacent to the bathroom. • Well-appointed laundry adjoining the kitchen with direct access to the outdoor area. • Neutral decor throughout, featuring timber veneer floors that flow seamlessly from the entry area into the tiled open plan family, meals, and kitchen spaces. • Enjoy comfortable living with evaporative air conditioning throughout the home. • Huge outdoor entertainment area with an inviting alfresco space under a pitched roof and café blinds on the western side. • Convenient parking options for up to eight vehicles (2 undercover), including a double remote-controlled garage and workshop area with power and water. The garage can accommodate longer length vehicles with height clearance for 4-wheel drive/tray back. With 2 driveways you have the choice of off-street parking for your extra toys such as caravan/ trailer. • Well-maintained reticulated lawns and gardens via a bore enhance the property's curb appeal. • Enjoy approximately 185m² of internal living space under the main roof, plus 35m² of studio/granny flat, and 54m² garage/workshop. • Built in 1978, featuring a durable double brick and tile construction. • Block size: 747m² corner orientation. • Zoning: R20/60 • Council Rates: Approximately \$2019pa • Water Rates: Approximately \$1500 pa

NEIGHBOURHOOD/LOCATION: • A short walk with your family and four-legged friend to a choice of six leafy native Parks and Reserves (Juniper, Hawker, Killen, Sycamore, Kelvin and Carine Open Space). • 3-minute walk to the Joondalup Line at Warwick Train Station Platform 2. Commute into the Perth CBD for work, school or entertainment or head North for access to Joondalup Lakeside Shopping Centre, Edith Cowan University Joondalup Campus and much more. • 5-minute walk to Cafes, IGA, Carine Glades Tavern and Shopping Centre. • 5-minute drive to Allied Medical Specialists and Glengarry Private Hospital. • 15-minute bike ride to Perth's stunning beaches and sunsets. • Short drive to some of the Perth's best beaches and entertainment precincts – Karrinyup Shopping and Entertainment Complex, Hillarys Boat Harbour, Watermans Bay, Mettams Pool, Trigg, Sorrento and Scarborough Beaches. Contact Agent Shendelle Harding on 0412 713 911 or harding@atrealty.com.au to register your interest today and be notified of Home Open times. Disclaimer: This information is provided for general information purposes only 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 enquires.