

# 14 Garton Place, Duncraig, WA 6023

## House For Sale

Wednesday, 10 July 2024

14 Garton Place, Duncraig, WA 6023

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 807 m2

Type: House



Shane Capelli  
0410339499

**From \$999,000**

Clever design allows a substantial, single storey home with balcony & treetop views perched above a huge undercroft garage with extra storage space & separate storeroom at street level. With 3 living areas – an enormous lounge with soaring ceilings, balcony & treetop inland views, separate games room, and an activity room central to the kids bedrooms, and formal & casual dining areas – this spacious home is an ideal start in to Duncraig. The central kitchen overlooks the outdoors & pool area – it has a double oven/grill, electric stove top, stacks of drawers, 3 door pantry, breakfast bar & a big fridge space. The oversize master bedroom has a sliding glass door to a small private courtyard, fitted walk in robe, and a spacious ensuite with shower and WC. The 3 minor bedrooms are a mix of queen size and doubles – all with built in robes and serviced by the main bathroom with gloss white tiles, full size bath & separate shower with clear glass screens. The games room, formal dining and kitchen all have sliding glass doors opening out to great outdoor entertaining – an enormous, pitched roof patio, extensive paving, plenty of grass for the kids & pets to play on, easy-care gardens, and a fibreglass below ground pool (needs repair). The 6m long undercroft garage has electric roller doors, additional storage space and a separate storeroom – there is a separate gated carport with a high roofline suitable for big boats or caravans, and a triple width driveway for extra vehicles out front. Plus, ducted air conditioning, 2 gas points, security screen doors, a powered workshop with concrete floor & so much more! Fantastic location nestled at the top of a quiet culdesac surrounded by mature trees – stroll to Duncraig Primary & Glengarry Primary schools, the picturesque Portree Reserve, Glengarry shopping centre, the Glengarry Hospital & medical precinct – and just a few minutes in the car to the beach or freeway entries. INVESTORS – Please note, our senior property manager has appraised the rental value at \$800 to \$850 per week if rented out in the current market. Call Shane for a private inspection or further information on 0410339499. Block size 807 sqm Built 1978 (99176)\*PLEASE NOTE while every effort has been made to ensure this information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry. Disclaimer: This information is provided for general information 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.