

2 Arnisdale Road, Duncraig, WA 6023



House For Sale

Wednesday, 10 July 2024

2 Arnisdale Road, Duncraig, WA 6023

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 826 m2

Type: House



Frances Goncalves

0892460050

Set Date Sale. From High \$800s

Set Date Sale. Suits buyers from high \$800,000s. All offers presented Tuesday 23rd July at 12pm. Privately positioned at the end of the cul-de-sac in a protected location that ensures you won't be overlooked by anybody, this delightful 3 bedroom 1 bathroom home will charm you in every corner – and will most impress you with its expansive back garden. Surrounded by leafy trees and established gardens, the rear yard is a haven for fun and games, leaving plenty of room for a future swimming pool, workshop or “granny flat” in the process. It also plays host to a huge entertaining courtyard and no less than four separate garden sheds – allowing more than enough storage space for everyone's tools and toys. Inside, a spacious front lounge room welcomes you with its split-system air-conditioning unit and lovely views out to the yard. Gorgeous double doors off here reveal access into a casual open-plan family, dining and kitchen area, where most of your “down time” will be spent. The kitchen itself is more than generous in its proportions and features its own splendid garden outlook, a pleasant bay window, double sinks, microwave and appliance nooks, display cabinetry, a range hood, a five-burner stainless-steel gas cooktop, a stainless-steel eye-level oven and a dishwasher. Both spare bedrooms at the front of the house have their own built-in double wardrobes, with the larger master suite boasting a fitted walk-in robe, its own bay window and semi-ensuite access through to a contemporary fully-tiled bathroom – shower, separate bathtub, heat lamps, heated towel rack, twin-vanity basins (to help reduce traffic at family peak-hour), and plenty of under-bench storage. Double French doors off the family room seamlessly extend out to the back courtyard and grassed area. The wildcard in the floor plan however is a commodious home office with external front access for those running a business from under their own roof, as well as direct access from the back of the property, via the courtyard. This flexible space will also work well as a gym, studio, playroom or even a teenager's retreat, depending on what your personal needs may be. Nestled almost on the South Duncraig border, this warm and inviting residence finds itself within easy walking distance from the lush Glengarry Park, a playground for the kids, the local tennis courts, fantastic medical facilities and even Glengarry Village Shopping Centre. Embrace the added convenience of living so close to bus stops, the freeway, Glengarry Primary School, St Stephen's School, Greenwood Train Station, Duncraig Senior High School, Duncraig Shopping Centre (and its new café and future brewery), community sporting facilities, beautiful Carine Open Space, Sacred Heart College, pristine swimming beaches, Hillarys Boat Harbour, the new Hillarys Beach Club, other coffee spots, restaurants and so much more. Your secret sanctuary awaits. Other features include: - Low-maintenance tiled flooring throughout, ensuring easy living for all - Practical laundry with a storage cupboard, additional over-head cupboards and external/side access for drying - Separate toilet - Double linen press - Split-system air-conditioning units to both living areas, all three bedrooms and the home office – six in total - Beautiful French windows - Foxtel connectivity - Gas hot-water system - Reticulation - Single lock-up garage – with double-door access to the rear of the property - Huge 826sqm block with a north-facing frontage To find out more about this property, you can contact agent Frances Goncalves on 0414 136 151 or by email at fgoncalves@realmark.com.au