

# 26 Grayswood Retreat, Erskine, WA 6210

## House For Sale

Thursday, 4 July 2024

26 Grayswood Retreat, Erskine, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 907 m2

Type: House



Clinton Smith  
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## Offers above \$699000

Located in a prime locale, 26 Grayswood Retreat, Erskine offers unparalleled convenience and lifestyle. Within close proximity, you'll find Halls Head College, Glencoe Primary School, and Frederick Irwin Anglican School. Shopping is a breeze with Erskine Central and Halls Head Central Shopping Centres nearby. Enjoy recreational activities at Mandurah Estuary, local parks, playgrounds, and nearby boat ramps. The vibrant Boundary Island Brewery, along with bowls and croquet clubs, adds to the community's charm. Public transport options further enhance the accessibility of this family-friendly neighborhood. Discover the perfect family oasis in the tranquil area of Erskine! This spacious 4-bedroom, 2-bathroom home is nestled on a massive 907 sqm battle-axe block, offering unmatched privacy and incredible views of neighboring parklands with only one neighboring property. Stepping through the large double doors, you'll find 197 sqm of internal living space with peaked raised ceilings. Two large skylights in the open plan lounge, dining, and kitchen areas flood the home with natural light. Light reflects from the shining travertine floor tiles and emanates throughout the neutrally colored kitchen, which is fitted with an immense amount of cupboard space and storage options. The semi-enclosed theatre room creates a cozy entertainment space at the front of the home, while the open-plan layout of the large lounge, kitchen, and dining rooms ensures seamless connectivity for social gatherings. The large kitchen features a corner island benchtop, double stainless steel sink, an integrated induction cooktop and electric oven, enhancing the kitchen's aesthetic appeal and providing ample space for cooking, dining, and entertaining. The kitchen is ideally situated adjacent to the open-plan dining and lounge areas, providing fantastic connectivity between all three spaces. The home also boasts a large open-plan loft space accessed by a solid wooden staircase, perfect for a private studio, parents' retreat, home office, or any other activity you desire. Blinds fitted to the open-plan loft space allow the room to be partially closed off, offering enhanced versatility and privacy, giving even more opportunity to customize this space to suit your needs. Did we mention the incredible two-storey views overlooking Duck Lake Reserve with birds and kangaroos frequenting the park? From the loft, a ceiling space can be accessed through a small door, fitted with a light and wooden flooring, suitable for even more additional storage space. Underneath the staircase is yet another storage area, which includes a built-in wooden wine rack. A gentle 300-meter stroll from your doorstep takes you through Duck Lake Park to the picturesque Len Howard Conservation Park, renowned for its bird and wildlife viewing. The expansive backyard offers endless possibilities for a pool or granny flat (ensure you complete your due diligence and contact the local council to confirm), along with private access to Duck Lake Park and a kids' playground. Additional features include ample storage, an eco-friendly solar system, ducted evaporative AC, reverse cycle split AC in the dining/lounge room, a gas hot water system, two powered sheds, a water feature, an in-built BBQ, a paved yard, a reticulated garden and rear lawn, and a double carport with extra space for a caravan or boat. Relax under the patio fitted with café blinds and an in-built BBQ, overlooking the beautiful Duck Lake Parklands. If open spaces, unmatched parkland access, and views are on your list, register and attend the upcoming home open to experience 26 Grayswood Retreat, Erskine firsthand. Don't miss the opportunity to make this versatile and spacious home yours! For more information, contact Clinton Smith from The Agency WA on 0408 936 776. This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. 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.