

# Prop Lot 3/16 Methuen Way, Duncraig, WA 6023

## House For Sale

Thursday, 4 April 2024

Prop Lot 3/16 Methuen Way, Duncraig, WA 6023

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Chris Jones

0894024255

## END DATE SALE: FROM \$900K

END DATE SALE: SUIT BUYERS ABOVE \$900K ALL OFFERS PRESENTED BY 5PM TUES 16th APRIL 2024 - UNLESS SOLD PRIOR\*\* Sellers reserve the right to accept an offer prior to end date POTENTIAL RENT OF APPROX \$800/WK Attention downsizers, professional couples, young families and investors alike. Get in quick! This stunning 3x2 townhouse boasts an amazing floorplan and incredible lifestyle location, close proximity to Warwick Train Station, Carine Glades Shopping Centre and Carine Open Space. Recently completed, this property is 'move-in ready' and is one of only four properties on the block. Securely positioned at the rear of the lot, the property offers private entry and ample space within its double garage - complete with remote roller door. With master suite, including ensuite and walk-in robe, plus a laundry with third 'guest toilet' downstairs, it is perfect for those 'empty nesters' looking to downsize in the area. The open-plan kitchen offers stone bench tops with stunning appliances, ample storage options and spacious island bench and services the main living/dining space which flows seamlessly out to the beautiful alfresco area - offering great natural light throughout and a space to entertain guests or enjoy reading a book in the sun. Upstairs, two large carpeted bedrooms with space for queen beds include double built-in robes and are serviced by a semi-ensuite - perfect for the kids, guests and/or grandkids. If low maintenance, modern living with great amenities close by (without strata fees) is for you, then 3/16 Methuen Way, Duncraig is a must-see. For those with kids, the property sits within the catchments for Davallia Primary School and the much sought-after Carine Senior School. Features include but are not limited to: 2 Three spacious bedrooms 2 Downstairs master with ensuite and large robes 2 Three toilets including additional 'guest' toilet downstairs 2 Open-plan living/meal/lounge area 2 Stone bench tops 2 Alfresco area 2 Two large bedrooms upstairs with robes 2 Second bathroom upstairs 2 Ducted reverse-cycle air conditioning 2 Double garage with remote control door 2 Walking distance to Warwick Train Station 2 Close proximity to Carine Glades & Warwick Shopping Centres 2 Short walk to Carine Open Space Plus much more. For more information, please contact Duncraig local Chris Jones on 0467 073 151 - because no one knows Duncraig like a local. NOTE: This is currently a 'Proposed Lot' - titles pending and to be issued within weeks, prior to settlement. Shared insurances of approx \$1500/yr Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.