







UNDER OFFER BY AHSAN

4 2 1 680m2

From the moment you arrive at the welcoming entryway, you'll immediately notice the spaciousness of this family home. Situated on a generous 680sqm block, with 173sqm of living space, there's ample room for all generations to call this home.

Featuring four bedrooms and two bathrooms, the primary bedroom at the front of the home is adjacent to the formal lounge, creating a separate zone from the other bedrooms. The formal lounge includes space for formal dining, which could also be used as a home office or for hobbies. With open-plan living and dining, multiple living spaces allow for a flexible floor plan suiting most lifestyles.

A fully enclosed backyard with alfresco dining beckons catch-ups with family and friends as the kids and pets roam freely.

Within walking distance is Galston Park with a playground and walking trails, and Percy Doyle Reserve with sporting facilities, Duncraig Public Library and a community centre. Carine Regional Open Space is only a short drive away with even more sporting facilities. In moments, you can be at Marmion Beach and have kilometres of WA's incredible coastline almost to yourself.

Families have a choice of nearby schools, including Duncraig Primary School, Duncraig Senior High School, St Stephen's School and Liwara Catholic Primary School. The nearby arterial roads, such as Warwick Road,

Price	SOLD for $1,375,000
Property Type	Residential
Property ID	32955
Land Area	680 m2
Floor Area	173 m2

Agent Details

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Office Details

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Marmion Avenue and the Mitchell Freeway, plus the Greenwood Train Station, offer quick and easy access to the metropolitan area in moments.

Property features:

• Four bedrooms (with built-in robes), two bathrooms
• 173sqm of living space
• Spacious formal lounge/dining
• Open-plan dining and living room leading to alfresco dining
• Generous kitchen with a gas cooktop, wall oven, dishwasher, separate pantry, plenty of counterspace and storage
• Primary bedroom includes a walk-in robe and ensuite
• Family bathroom with a bathtub
• Separate laundry with external access
• Split-system air-conditioning, ceiling fans and a wood burner
• Security screens
• Undercover paved patio for alfresco dining with a built-in barbecue
• Lock-up single carport with additional parking
• 680 sqm block with two sheds and mature plants
• 1982 brick and tile construction

Location highlights:

• 100m to Galston Park
• 550m to Percy Doyle Reserve
• 800m to Duncraig Shopping Centre
• 900m to Duncraig Primary School
• 1.7km to Duncraig Village Shopping Centre
• 2.1km to Duncraig Senior High School
• 2.4km to St Stephen's School
• 3km to Marmion Beach
• 3km to Carine Regional Open Space
• 3.3km to Liwara Catholic Primary School
• 3.6km to Greenwood Train Station

Please don't hesitate to contact Ahsan Mustafa on 0402 270 173 or ahsan@xceedre.com.au to arrange a viewing today.

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