

11 Poynter Drive, Duncraig, WA, 6023



House For Sale

Tuesday, 19 November 2024

11 Poynter Drive, Duncraig, WA, 6023

Bedrooms: 4

Bathrooms: 2

Type: House

A Stunning Family Oasis - Reimagined

Auction on site Sunday 8th December at 2pm.

This fully-renovated 4 bedroom 2 bathroom family sanctuary in sought-after South Duncraig presents "as new" and offers an escape from the hustle and bustle, designed for both intimate gatherings and special celebrations.

With modern style and seamless indoor-outdoor flow, this sublime single-level residence sets the stage for unforgettable moments. Beyond leafy established gardens, absolutely everything is brand-new.

Step inside and you are greeted with a huge front lounge/ theatre room which is graced by a delightful bay window and stylish plantation shutters. Luxury hybrid floors dominate the open-plan living, dining and kitchen area impressively boasting a media nook, electric blinds, double linen press & gas bayonet for heating. The massive new kitchen oozes class with stainless steel Westinghouse appliances including double ovens (including a pyrolytic function), induction cooktop, integrated rangehood, dishwasher as well as endless storage and a breakfast bar.

The newly carpeted sleeping quarters are headlined by a spacious master-bedroom suite with new wall-to-wall built-in wardrobes, a tasteful fully tiled ensuite bathroom and a gorgeous garden aspect to wake up to. A completely renovated laundry offers loads of storage space and easy access to three outdoor clotheslines. A separate toilet and fully tiled main family bathroom - with a free-standing bathtub - service the three additional bedrooms.

The outdoor setting is an entertainer's dream, with sliding stacker doors seamlessly extending from the living room to a sizeable alfresco area complete with a newly built patio, cafe blinds for full enclosure and protection from the elements, new Urbanstone paving, a stunning water feature and panoramic views of the lush back gardens. There is more than enough room for a future swimming pool out back alongside the cozy fire pit and a purpose built deck that leads into the most versatile studio/powerful workshop space. Generous in its proportions and completely refurbished, the possibilities are endless with this amazing additional space.

Completing this exceptional package is a remote-controlled single lock-up garage, an adjacent secure compound with double access gates for another small vehicle or trailer and ample driveway parking space.

Only footsteps separate your front door from the lovely Poynter Park and its fantastic children's playground down the road, with bus stops, Poynter Primary School, Granadilla Park, wonderful community and sporting facilities at Percy Doyle Reserve, the local tavern at Carine Glades Shopping Centre, the sprawling Carine Regional Open Space, Carine Senior High School, St Stephen's School, the freeway and Warwick Train Station, all situated around the corner. Also nearby are the likes of further shopping options at Duncraig and the new-look Karrinyup precinct, Sacred Heart College, beaches, Hillarys Boat Harbour, the new Hillarys Beach Club, public and private golf courses and so much more, ensuring family living convenience for all involved. Get ready to move in and make memories in a home that's as welcoming as it is stunning!

Other features include:

- ☑Quality new laminated safety-glass doors and windows throughout the main house
- ☑New carpets and luxury hybrid flooring to all rooms
- ☑New plantation window shutters and remote-controlled electric blinds throughout
- ☑Ducted evaporative air conditioning
- ☑Custom cabinetry and new door handles throughout
- ☑All new wooden internal doors, sliding doors, robe doors and cavity sliders
- ☑2nd/3rd bedrooms with built-in double robes
- ☑New LED downlights, upgraded electrical switchboard and smoke alarms
- ☑USB double power points throughout

- ☒ Newly built patio, cafe blinds and Urbanstone paving
- ☒ Fully reticulated easycare gardens with new irrigation controller
- ☒ Solar panels (6.6kWp) with battery-ready hybrid inverter
- ☒ Gas hot-water system and gas bayonet for heating
- ☒ Side drying courtyard off the laundry with three (3) clotheslines
- ☒ Separate single and double side-access gates, leading to the backyard
- ☒ Spacious 737sqm block

Structural and pest inspections available.

\$40,000 deposit at fall of the hammer

Settlement 45-60 days

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