

2/25 Burregah Way, Duncraig, WA, 6023

House For Sale

Sunday, 3 November 2024



2/25 Burregah Way, Duncraig, WA, 6023

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



John De Leo

ELEGANT, STYLISH & PRIVATE!

**** GRAND FIRST OPENING WEEKEND, this coming Saturday & Sunday, 11.30am to 12.15pm ****

Welcome to this top shelf quality abode securely nestled within a wonderful small and private group of four homes. Rimini Court complex will delight you and #2 will certainly surprise you with the internal space of this property, it truly is like a large home but on a convenient low maintenance size block. All properties are owner occupied and the complex is fully owner run with no external strata company. Such a convenient South Dun Craig elevated location and so handy being an easy walk to the Dun Craig Village Shopping Centre and Medical Centre, this stunning residence sits on a 403sqm parcel of land and has an internal living area of 236sqm.

With 3 bedrooms and 2 bathrooms, it is ideally suited for downsizers, small families and professional couples seeking easy care living without compromising on space. Enter thru double doors and experience an abundance of natural light and space throughout with separate living zones, this one just oozes quality. The property has just been freshly painted in all areas, has brand new carpets and a gorgeous new kitchen benchtop. The formal lounge is huge and could be used as a games room or home office and the open plan family/meals area will certainly impress. High cathedral ceilings in the family room add to the character and you have the option of a casual meals area or breakfast bar seating. The kitchen comes equipped with near new appliances including gas tops, oven, dishwasher and rangehood, tiled splashbacks, double sinks and there is a separate pantry and loads of bench space/cupboards. Your comfort is taken care of with four ceiling fans, two split system air conditioners, evaporative ducted air conditioning, gas points and roof insulation. All bedrooms are a great size and feature robes whilst the two bathrooms are spotless and both have bathtubs.

Outdoors is a real treat and consists of a lovely paved entertaining area with patio coverage. There is access down the side of the home to the front driveway via a gate and also a door into the garage. The double auto garage also has extra storage space, a great loft with drop down stairs and a shoppers entry. Easy care garden beds have automatic reticulation and there is a relaxed front courtyard area ideal for the morning coffee or afternoon wine.

Live the ultimate lifestyle with this property, it truly is a superb example of contemporary design and has been built to an extremely high standard. Modern living at its finest combined with a quiet and safe location will be high on everyone's list looking in this wonderful suburb. So close to local shops, parklands, transport routes and our stunning coastline and beaches. For any further information including a price guide and strata documents, please contact exclusive listing agent, John De Leo, Force Real Estate on 0407 472 155.

Features Include:

- 3 bedrooms
- 2 bathrooms
- Robes to all rooms
- Double tiled entry
- 2 toilets including powder room
- Formal lounge room
- High ceilings
- Modern kitchen
- New benchtops
- Breakfast bar seating
- Freshly painted throughout the home
- New carpets
- Family room
- Meals area
- Evaporative ducted air conditioning
- Split system reverse cycle units x 2
- Ceiling fans x 4

Security alarm system
Electric roller shutters to bedrooms
Paved entertaining area with extensive patio
Easy care garden beds
Automatic reticulation
Gas storage hot water
Double garage with auto door & storage
Loft area with drop down stairs
Front paved seating area
Side gate access
Brick & Tile Build
Front visitor parking bay for complex
Council Rates: \$2178pa
Water Rates: \$1379pa
Strata Lot Size: 403sqm
Internal Size: 236sqm (inc garage)
Built: 1997