

**9 Davallia Rd, Duncraig, WA, 6023**

**House For Sale**

Saturday, 16 November 2024

9 Davallia Rd, Duncraig, WA, 6023

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Karl Wright

## With Quirk And Charm!

Built in 1974 on a 688m2 block zoned R20/40, this enchanting 4-bedroom, 3-bathroom family home has the lot! Featuring a renovated kitchen, a chef's delight, multiple living areas including a private theatre, study nook with a mezzanine level activity space and spacious bedrooms.

Outdoors, there's a fantastic patio area overlooking your glass fenced sparkling pool. Further down there's a fire pit area for those chilly social nights. This one is truly a pocket full of surprises!

Located opposite, Carine Glades Shopping Centre and in close proximity to Carine Regional Open Space, Davallia Primary School and Carine Senior High School, transport and the coast!

Please SMS Karl Wright on 0450 556 146 or email [karl@wrightrealty.com.au](mailto:karl@wrightrealty.com.au) to register your interest.

4 Bedrooms | 3 Bathrooms | Lounge | Family | Meals | Theatre | Kitchen | Laundry | Patio | Pool | Single garage + additional parking in tandem.

- Retained landscaped gardens. Verandah for undercover entry to the home.
- Great colour palette to complement, a mix of hard floors and carpet with split system a/c's in nearly every room. There's also roller shutters on every window.
- To the left of the entry is the private theatre room. Enjoy chill out movie nights from the comfort of your home.
- Step up to the kitchen area. Renovated with views out to the outdoor entertaining area. Featuring plenty of cabinetry including overheads, stone benchtops including breakfast bar, Belling range style 5-plate induction cooktop with 3-door oven, rangehood and Smeg dishwasher.
- Double doors open to a lounge area with a nearby study nook and mezzanine level activity space. There's plenty of living space in this family home!
- Through from the lounge is the open plan meals and family space. Featuring raked ceilings, split system a/c, ceiling fan and an open fireplace for that cosy feel.
- From the kitchen space, step up to bedroom 1, 2 and 3. The main bedroom is spacious and features mirrored double door built-in robe, ceiling fan and ensuite bathroom. Featuring floor to ceiling tiling and rain shower head.
- Bedrooms 2 and 3 both feature built-in mirrored robes, ceiling fan and split system a/c. The upstairs family bathroom featuring a dual vanity and deep bathtub with rain shower overhead.
- Bedroom 4 is located on the ground level adjacent to the theatre room with the ground floor bathroom featuring a shower, vanity and WC. With access directly outdoors, handy for entertaining and for guests.
- The laundry is through from the kitchen area and features a built-in trough. There's plenty of storage accessed from the ground floor hallway under the stairs.
- Outside, your haven awaits, step out to a vast patio area that can be mostly enclosed with surrounding café style blinds. Powered and featuring ceiling fans. Overlooking the attractive glass fenced landscaped pool area complete with gazebo. The patio steps down to a quality fire pit area.
- Single garage with roller door access to the rear and pedestrian access. A second vehicle can be parked in tandem.

Additional features: Rheem gas storage hot water system; Gas bayonet; Split system reverse cycle a/c; Ceiling fans; Roller shutters on every window; 8KW Solar Panels, 5KW Inverter; NBN ready.

1974 built on approx. 688m<sup>2</sup> block.

Nearby Amenities:

80m to Carine Glades Shopping Centre

300m to Carine Regional Open Space

500m to Davallia Primary School

1.4km to Carine Senior High School

1.5km to Glengarry Shopping Centre

2.7km to Sorrento Tennis Club

5.5km to Sorrento Beach

Disclaimer:

In preparing this information, Wright Realty has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.