

**9 Kelvin Road, Duncraig, WA, 6023**



**House For Sale**

Monday, 28 October 2024

9 Kelvin Road, Duncraig, WA, 6023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Comfort, Charm and Endless Possibilities

AUCTION | 9TH NOVEMBER 2024 AT 12:30PM, ON SITE

Nestled in the heart of Duncraig, this 4-bedroom, 2-bathroom family home presents a wonderful opportunity for those seeking comfort, character, and a chance to add their personal touch. Offering plenty of space and classic features, the property is ready for a refresh, yet its solid foundation and thoughtful layout make it a home with endless possibilities.

The front living room, featuring bamboo flooring and stylish jarrah wall panelling, is a versatile space perfect for relaxation or entertainment. Sliding frosted glass doors lead to the formal dining room, which boasts tiled flooring and easy access to the alfresco area. The kitchen, adjacent to the dining room through classic saloon-style doors, is well-appointed with solid timber cabinetry, a gas stovetop, wall oven plus grill, a microwave recess, a double sink, and a pantry, all illuminated by a skylight. The informal dining area off the kitchen provides an additional casual space for family meals.

The spacious master bedroom features a picturesque bay window, built-in robes, and an ensuite bathroom. Bedrooms 2 and 3 are both queen-sized, offering built-in robes and soft carpeted floors, ensuring comfort for family members or guests. The second bathroom, fully tiled to the ceiling, includes a bath, shower, and single vanity, with a separate toilet for added convenience. The laundry is similarly tiled to the ceiling, and also features outside access. The generously sized second living room, complete with built-in cabinetry, features direct access onto the alfresco, extending the living space outdoors. The paved alfresco area is perfect for entertaining, with steps leading down to the established garden featuring frangipani trees, roses, and conifers. The lower yard, also paved, offers a tranquil space to unwind.

Practical features include ducted evaporative air conditioning, a gas storage hot water unit installed in 2021, and gate access on both sides of the property. The wide side area, paved and equipped with a clothesline, provides space for storage or parking, while a paved section next to the single garage offers room for a trailer, caravan, or boat. The garage itself has a manual door, and there's potential to extend the space if desired.

Offering an ideal location, Duncraig is renowned for its peaceful, family-friendly atmosphere, with leafy parks, playgrounds, and sporting facilities just a short stroll away. Top-rated schools are within easy reach, making school runs a breeze. Local shops, cafes, and the vibrant Carine Glades Shopping Centre are just a stone's throw away plus the home is also well-connected to public transport and major roads, offering easy commutes to the city or beach, ensuring a well-rounded, community-focused lifestyle.

This property is a superb blend of function and charm, with established gardens and plenty of room for future improvements, making it a fantastic opportunity for families or investors alike.

### FEATURES:

- Zoned R20/R40
- 4 bedrooms, 2 bathrooms
- Tiled front verandah
- Front living room with bamboo floors and jarrah wall panelling
- Formal dining room with tiled flooring
- Saloon-style doors between dining room and kitchen
- Kitchen features:
  - Solid timber cabinetry
  - Gas stovetop, wall oven plus grill
  - Double sink with tiled splashback
  - Microwave recess and pantry
  - Skylight
- Informal dining area adjacent to kitchen

- King-sized master bedroom with bay window, built-in robes, and ensuite (shower, toilet, and vanity)
- Bedrooms 2 & 3: Queen-sized with built-in robes and carpeted floors
- Second bathroom tiled to the ceiling with bath, shower, and single vanity
- Separate toilet
- Laundry tiled to the ceiling with direct outdoor access
- Second living room with built-in cabinetry and alfresco access
- Paved alfresco area with steps down to the lower yard
- Established gardens featuring frangipani trees, roses, and conifers
- Wide side area with paved section and clothesline
- Room for trailer, caravan, or boat next to the single garage
- Single garage with manual door and extension potential
- Bore water system
- Gas storage hot water unit (installed in 2021)
- Gate access on both sides of the property