



3 Savoy Place, Duncraig

## Spacious Family Living in a Quiet Cul-de-Sac Location

Positioned in a quiet cul-de-sac within one of Duncraig's most sought after pockets, 3 Savoy Place presents an outstanding opportunity to secure a spacious family home offering comfort, functionality, and lifestyle convenience. Set on a generous block and designed for practical everyday living, this well presented residence is perfectly suited to growing families, entertainers, or buyers looking to secure a quality home in a tightly held suburb.

The home welcomes you with light filled interiors and a functional floorplan that offers multiple living zones, creating flexibility for both relaxed family living and entertaining. The main living and dining areas connect seamlessly to the outdoor entertaining space, providing an ideal setting for hosting family and friends year round.

At the centre of the home, the kitchen offers generous bench space, ample storage, and a practical layout overlooking the living areas and outdoor space. The bedrooms are well sized and thoughtfully positioned, while the overall design provides a warm and comfortable atmosphere throughout. Outside, the property also features established fruit trees, adding both charm and practicality to the backyard setting.

3 1 2

### FOR SALE

2nd Chance! Offers over \$1.1 Million

### VIEW

Sun 26th Jul @ 11:30AM - 12:00PM

### AGENTS

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### AGENCY

LJ Hooker Subiaco

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Located close to local schools, parks, shopping centres, public transport, and the coastline, this home combines peaceful suburban living with everyday convenience in one of Perth's most desirable coastal suburbs.

#### FEATURES

- Spacious family home on a generous block
- Functional floorplan
- Light filled living and dining areas
- Well appointed kitchen with ample storage and bench space
- Well sized bedrooms
- Indoor outdoor flow to entertaining area
- Spacious backyard with room for families and entertaining
- Sun shades to outdoor area providing additional privacy and patio partitioning
- Beautifully maintained gardens with established fruit trees
- Ducted Air conditioning throughout
- Secure parking in single garage
- Solar panels
- Two sheds for tools and additional storage

#### LOCATION

- Positioned in a quiet cul-de-sac location
- Located within sought after Duncraig
- Close to local parks and walking trails
- Nearby quality primary and secondary schools
- Minutes to shopping centres and everyday amenities
- Easy access to public transport options
- Convenient access to the freeway
- Short drive to Perth's coastline and beaches

#### TITLE DETAILS

- Lot 10 on Plan 015399
- Volume 1718 Folio 664

#### ESTIMATED RENTAL RETURN

\$800 per week

#### OUTGOINGS

- Council Rates - \$TBA per annum approx.
- Water Rates - \$1,229.75 per annum approx.
- Total Outgoings - \$TBA per annum approx.

For more information or to arrange a viewing contact Mark or Kalin today.

#### DISCLAIMER

There are images that use AI generated virtual staging.  
This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

## MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 8FUHNF             |
| Property Type | House              |
| House Size    | 105 m2             |
| Land Area     | 490 m2             |
| Including     | Air Conditioning   |
|               | Built-in-Robes     |
|               | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport |

**Mark Stanhope 0417 088 467**

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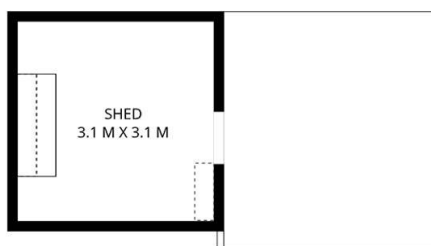
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*Approximate Areas*

|                |                   |
|----------------|-------------------|
| Internal Area  | 101m <sup>2</sup> |
| Carport        | 15m <sup>2</sup>  |
| Alfresco       | 37m <sup>2</sup>  |
| Shed           | 10m <sup>2</sup>  |
| Total Lot Area | 490m <sup>2</sup> |



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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