

12A Troy Ave, Marmion, WA, 6020

House For Sale

Friday, 15 November 2024

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PROPERTY

12A Troy Ave, Marmion, WA, 6020

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

YOUR SLICE OF COASTAL PARADISE

What we love

The spectacular street-front position, the breathtaking ocean views, the multiple living zones and the overall quality that this dream 4 bedroom 3 bathroom seaside entertainer has to offer, having been completely renovated from top to bottom. Choose the way you want to live – and impress your friends and family – beyond a securely-gated front-yard entrance with lawn, a splendid sitting courtyard to absorb those sensual sea breezes from and a lovely patio with shade blinds, as well as access to the private main alfresco, outdoor Ziegler & Brown mains-gas barbecue and solar-heated resort-style salt-water swimming pool at the rear.

Stroll down to beautiful Marmion Beach at the end of the street, passing the lovely Clifford Coleman Park on the left, from the dream position of this absolutely-stunning tri-level residence. Braden Park, Marmion Primary School and even Marmion Village Shopping Centre can all be found just around the corner, with the popular Marmion Angling and Aquatic Club, multiple seaside cafes and restaurants, the new Hillarys Beach Club and the magnificent Hillarys Boat Harbour all just minutes away in their own right. Also in close proximity are the likes of other top schools (including Sacred Heart College), the new-look Karrinyup Shopping Centre, golf courses, bushland trails, transport and off-road parking bays for your guests and visitors to utilise, just up the street. This is a location that simply knows no bounds.

What to know

Downstairs, the sunken living room is warmed by a feature gas log fireplace and boasts high raked ceilings and charming brickwork, all pleasantly overlooked by a stylish open-plan dining and kitchen area with sparkling stone bench tops, a Billi tap with sparkling and hot water, a 900mm-wide stainless-steel free-standing Smeg gas cooktop/oven, a plumbed fridge for instant water, a stainless-steel Miele dishwasher and more.

Also on the lower level are an under-stair storeroom, a large third bedroom with built-in wardrobes, a separate powder room and a combined laundry-come-third “guest” bathroom.

On the first floor, a separate bar/kitchenette area within a sensational dome sunroom/conservatory plays host to double Vintec drinks fridges and seamlessly opens out on to a spacious terrace balcony – shared with the master suite and benefitting from breathtaking sunsets and sea views to Rottne Island.

The sumptuous master has its own reverse-cycle air-conditioner, five doors of built-in robes, a fitted walk-in robe and a sublime fully-tiled ensuite.

The top floor is home to a huge fully-tiled main bathroom with a free-standing bathtub, a separate toilet and a commodious second-bedroom retreat with built-in robes and a picture-postcard panorama from another awesome balcony terrace.

The wildcard in the floor plan though is an enormous extra living space – or flexible fourth bedroom – with further built-in robes and an awe-inspiring ocean aspect from both within and out on a separate balcony.

Extras include under-floor heating to the upstairs bathrooms, ducted reverse-cycle a/c, ducted vacuuming, CCTV cameras, an alarm, an A/V intercom system, Bluetooth reticulation, low-maintenance gardens, electric window shutters to the west side of the property, electric-battery remote-controlled lithium blinds, double-glazing and commercial windows, security doors/screens, engineered timber floors, a laundry chute, Italian Lappato non-slip tiles, hobless no-trip showers and a remote double lock-up garage with shopper’s entry and access to a spacious wine cellar, only metres away.

This one is special, in every single detail.

Who to talk to

To find out more about this property you can contact agents Brad & Joshua Hardingham on B 0419 345 400 / J 0488 345 402.

Main features

- Fully renovated
- Heated pool
- Ample outdoor-entertaining space
- Outdoor BBQ
- Multiple living options
- Ocean views
- Cellar
- Double garage
- Stroll to beach