

**14 Mckirdy Way, Marmion, WA 6020**

**House For Sale**

Tuesday, 7 January 2025

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PROPERTY

14 Mckirdy Way, Marmion, WA 6020

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



Sean & Jenny Hughes



Oliver Hess

## Offers Closing 28th January

Reasons to Call This Home Masterminded by Dorrington Homes and architecturally inspired by the custom expertise of David Wilkes Design, this stunning 4 bedroom 3 bathroom single-level abode oozes coastal class from its premium parkside position in a tranquil looped pocket of Marmion. Neighbouring a separate study with built-in storage, the enormous master-bedroom suite at the front of the house makes an instant first impression away from the minor sleeping quarters, playing host to a mammoth fitted walk-in wardrobe-come-dressing room, a shoe cupboard and a sumptuous fully-tiled ensuite bathroom with a walk-in rain/hose shower, a free-standing bathtub, twin "his and hers" vanity basins and a separate toilet. A separate and functional laundry extends outside for drying, whilst a powder room can also be found nearby. Through the centre of the floor plan, an expansive open-plan living, dining and kitchen area doubles as the family hub, comprising of sleek stone bench tops, a breakfast bar for quick bites, high-end integrated electric appliances, a decent walk-in scullery with a double-door pantry. From here, outdoor access to a fabulous covered alfresco-entertaining space is rather seamless, with the latter comprising of a fan and a built-in barbecue/kitchen (with a stainless-steel range hood), all splendidly overlooking a shimmering swimming pool with feature mosaic tiles. Back inside, an over-sized games room with a built-in kitchenette/bar doubles personal living options, with the three spare bedrooms all enjoying the luxury of their own built-in robes. The second bedroom doubles as the perfect "guest" suite with its own intimate ensuite, featuring a vanity, toilet and shower. Servicing the two spare bedrooms is a sublime main family bathroom – also home to a powder vanity, toilet and shower. Impressive is an understatement here, that's for sure. The details Extras include endless built-in hallway and laundry linen storage, custom built-in bedroom cabinetry and shelving, stone bench tops, internal profile doors, sliding-stacker alfresco doors, solar-power panels, ducted air-conditioning with feature linear vents, white plantation window shutters, shadow-line ceiling cornices, skirting boards, ceiling fans, down lights, an outdoor rain shower, established low-maintenance lawns and gardens and a massive remote-controlled double lock-up garage with ample storage space and internal shopper's entry. Other lush local reserves – including beautiful Braden Park – are also only walking distance away, along with the local library and community/sporting facilities at Percy Doyle Reserve, bus stops, shopping at Marmion Village and Marmion Primary School. Throw in a very close proximity to excellent medical facilities, glorious Marmion Beach, the popular Marmion Angling and Aquatic Club, seaside cafes and restaurants, the magnificent Hillarys Boat Harbour, the new Hillarys Beach Club, pristine bushland walking trails, public transport, Carine Senior High School, other top schools, public and private golf courses, the new-look Karrinyup Shopping Centre and freeway convenience and you have yourself a location to be proud of. The desirable lifestyle you so richly deserve is waiting for you, right here. Get in touch To find out more about this property, you can contact agents Sean and Jenny Hughes on 0426 217 676 or Oliver Hess on 0478 844 311, or by email at [hughesgroup@haivenproperty.com.au](mailto:hughesgroup@haivenproperty.com.au). Main features - 4 bedrooms - 3 bathrooms - Study - Games room - Open-plan living/dining/kitchen area - Alfresco - Swimming pool - Huge double lock-up garage - with storage space - Spacious 720sqm (approx.) parkside block