

**12 Marina Boulevard, Ocean Reef, WA 6027**

**Realmark**

**Sold House**

Tuesday, 17 October 2023

12 Marina Boulevard, Ocean Reef, WA 6027

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 816 m2**

**Type: House**



Nathan Whennen

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**\$1,260,000**

**\*\*SET DATE SALE** with absolutely ALL offers being presented on Tuesday 31st at 1pm. The Seller reserves the right to sell prior to this date so we encourage offers as early as possible. **\*\*What we love** Located close to Western Australia's beautiful coastline and walking distance to all the essentials, this spacious four-bedroom, two-bathroom home is a true gem. The front of the home is securely fenced, ensuring privacy and security. As you enter your greeted with a spectacular pool surrounded by easy-to-maintain gardens and a grassy area, adjoined by a classy composite deck with shade, designed for relaxation. As you step inside, you'll immediately notice the attention to detail that sets this home apart. LED downlights gracefully illuminate the interior, creating a warm and inviting ambiance while the Fijutsu Split system Aircon, ensures year-round comfort and convenience. The Fermvision Intercom system adds an extra layer of security to this already safe haven. Inside, a modern and neutral colour scheme prevails. The bathrooms throughout the house have been designed beautifully. Multiple lounge and living areas provide flexibility for a dynamic family, and there's even a dedicated study/office or playroom. The heart of this home is its stunning open planned kitchen, equipped with a 900mm inducted oven, mirror splashback, and white high gloss vinyl wrap cabinets. The 18mm Caesar stone bench-tops with waterfall ends are not only functional but also add a touch of sophistication. Additionally, pull-out drawers provide ample storage, making this kitchen a chef's dream. The master bedroom offers walk-in robes featuring built-in cabinetry, bifold doors, and a luxurious ensuite bathroom with double vanities and a heat lamp. Outside, the entertainment possibilities are endless. A built-in BBQ with a bar fridge, an outdoor TV, and integrated Yamaha speakers in the alfresco and throughout the house create an inviting atmosphere for gatherings. The aggregate concrete, synthetic turf, tropical plants, and garden shed at the rear complement the low-maintenance lifestyle this property offers. With fully installed reticulation both front and rear, maintaining the lush gardens is a breeze. The garage is not just for parking; it boasts attic storage in the roof, a convenient toilet and sink, and a workshop area on the side. With high elevation, splendid surrounding views, and a modern design throughout, this home offers a remarkable living experience built for relaxation and comfortable living. **What we know** This spacious and welcoming home is ideal for families looking for room to breathe and grow. If you are interested in taking the next step with us, please consider the following. **Front outdoor** • Beautiful pool • Well-crafted wooden decking overlooking the pool • Lush and low-maintenance gardens • Multi-tiered outdoor space • Balcony with great views **Rear outdoor** • Built-in BBQ with bar fridge • Outdoor TV • Integrated Yamaha speakers in alfresco and house • Aggregate concrete • Synthetic turf • Garden shed at the rear • Tropical plants • Fully installed reticulation throughout **Living and Dining Areas:** • Spacious and open layout • Multiple lounge and living areas • Abundant natural light **Kitchen:** • 900mm Inducted Oven • Mirror splashback • White high gloss vinyl wrap cabinets • 18mm Caesar stone benchtops with waterfall ends • Pull-out drawers for ample storage • Modern and versatile design **Bedrooms:** • Master bedroom with walk-in robes • Built-in cabinetry in walk-in robes • Bifold doors in master bedroom • Luxurious ensuite bathroom with double vanities and heat lamp • Three more modest bedrooms with built in robes (excluding one) **Study/4th bedroom** • Dedicated space for work or study • Functional and adaptable layout **Bathrooms:** • Modern and stylish design • White subway tiles • Above-sink basin **Garage:** • Attic storage in roof • Toilet and sink • Workshop area to the side **Other Features:** • Led downlights throughout the interior • 9.1 Fijutsu Split system Aircon with integrated Bluetooth • Fermvision Intercom for added security **What's close** • Ocean Reef Park- 50m • Construction of the new "Sunset Plaza"- 750m • Ocean Reef Primary School- 850m • Mirror Park Skate Park- 1.4km • Mullaloo Heights Primary School- 1.4km • IGA Mullaloo- 1.7km • Mullaloo Beach North- 2.1km • Prendiville Catholic College- 2.2km • Ocean Reef Boat Harbour- 2.6km • Mullaloo Surf Life Saving Club- 3.1km • Edith Cowan University Joondalup Campus- 3.6km • Edgewater Station- 4.4km **Who to talk to** Nathan Whennen 0412 672 757 [nwhennen@realmark.com.au](mailto:nwhennen@realmark.com.au)