

12A Troy Avenue, Marmion, WA 6020



House For Sale

Wednesday, 6 March 2024

12A Troy Avenue, Marmion, WA 6020

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Sean & Jenny Hughes
0892030777



Oliver Hess
0478844311

Set Date Sale - Offers by 5pm 27 March

All Offers by 5pm Wednesday 27 March, unless sold prior. What we love 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 that this absolutely stunning – and fully-renovated – 4 bedroom 3 bathroom tri-level residence finds itself nestled in, offering a very high standard of quality modern living and entertaining in the process. A securely-gated entry yard ensures extra privacy and overall peace of mind, playing host to a paved courtyard that allows you to sit back and relax in total peace and quiet – even whilst watching the kids and pets, safely at play. At ground level, you are greeted by an under-stair storeroom and double linen press off the foyer – adjacent to a versatile fourth bedroom with built-in wardrobes and potential study or home-office flexibility. Only inches away, an impeccably-appointed laundry doubles as a third or “guest” bathroom with a shower, powder room and plenty of built-in storage. The central open-plan dining and kitchen area has a bit of Hamptons about it and is headlined by sleek bench tops, a stainless-steel dishwasher and matching stainless-steel gas-cooktop and oven appliances. It all splendidly overlooks a huge sunken living room with high raked ceilings, a fireplace, charming brickwork and seamless access out to a fabulous covered patio-entertaining area, connecting to the entry yard. Off the garage lies another sensational alfresco with a ceiling fan, external barbecue and access to a shimmering resort-style swimming pool. A hidden under-house wine cellar and tasting room is simply an added bonus. Upstairs, a huge master-bedroom suite boasts an exemplary fully-tiled ensuite bathroom with underfloor heating, a walk-in shower, toilet and twin “his and hers” vanities, complementing a fitted walk-in robe beyond a superb barn slider, more robes and a spacious balcony-come-outdoor parents’ retreat with breathtaking ocean views and magical evening sunsets in the distance. There is a stone kitchenette next to here that also enjoys balcony access, whilst the top floor plays host to a large second bedroom with full-height mirrored built-in robes and a third bedroom with a ceiling fan – both sharing access to their own balcony with a spectacular sea and sunset vista to wake up to. Servicing them both is a fully-tiled main bathroom with underfloor heating, a walk-in shower, a free-standing bathtub and its own set of stylish twin-vanity basins that help reduce traffic at family peak-hour. What to know Extras include wooden floorboards, quality Italian porcelain tiles, ducted air-conditioning, remote-controlled blinds, double glazing, a security-alarm system, a ducted-vacuum system, white plantation window shutters, security roller shutters, down lights, feature stepped “trio” ceiling cornices, skirting boards, security doors instantaneous gas hot water, solar, heated pool (solar), outdoor heating and blinds to alfresco, easy-care gardens and a secure remote-controlled double lock-up garage with internal shopper’s entry. The sprawling 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, public and private golf courses, picturesque bushland walking trails and public transport. It’s all about the three “L’s” here – location, lifestyle and luxury. Who to talk to 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@realmark.com.au. Main features- Completely revamped- Ocean views- Alfresco and balcony entertaining- Swimming pool (solar heated)- Outdoor BBQ- Wine cellar- Secure yard- Double garage- Walk to beach