

13A Bettles Street, Marmion, WA 6020



House For Sale

Tuesday, 14 November 2023

13A Bettles Street, Marmion, WA 6020

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Area: 506 m2

Type: House



Sean & Jenny Hughes
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Set Date Sale - Offers Close 6 December at 5pm

What we love about everything about this dream custom-built 4 bedroom 4 bathroom tri-level residence on a commanding, yet low-maintenance 506sqm (approx.) block, leaving no expense spared in ensuring quality modern coastal living of the very highest order – where unrivalled luxury sits just a few doors down from crystal-clear Indian Ocean waters, the seaside footpaths and cycle trails of West Coast Drive and the popular Marmion Angling and Aquatic Club around the corner. An impressive entry deck invites you into the middle level, with a light filled atrium creating a picturesque backdrop for a hallway leading directly to a spacious lounge room. From here, you can access the alfresco-style front platform/verandah. Additionally, on this level, there is a well-appointed home office featuring a built-in work-station for two people, double doors leading to a generous fourth/guest bedroom suite and a stylish open-plan family area with quality custom made cabinetry, dining, and kitchen area. This seamlessly extends outdoors to a fabulous alfresco entertaining deck and a glistening above-ground infinity pool that overlooks the rear lawn patch. Descending to the lower level, a vast cellar with built-in shelving and a fully-tiled powder room connects the expansive sunken theatre room to a sizeable four-car under-croft remote-controlled lock-up garage, complete with a side storage area. Each bedroom boasts its own connecting ensuite bathroom, a feature that remains consistent on the upper level. Here, both the second and third bedrooms open up to a tiled back balcony deck with views over the swimming pool and even glimpses of the ocean, depending on your vantage point. Conveniently situated off the upper-level retreat/living area is a practical kitchenette, with only double doors separating it from a sumptuous master-bedroom suite – that includes an enormous walk-in dresser with built-in wardrobes, a feature wall and an airy open ensuite bathroom with a free-standing bathtub, a separate shower, separate toilet, twin stone vanities and floor-to-ceiling tiling. Outdoor access to a tiled balcony with a feature pillar, glass balustrading and mesmerising sea views completes the elegant ensemble. What to know No expense has been spared with many extras including custom made living room cabinetry with built in fireplace, surround speakers, a light-filled kitchen area with a chandelier, a breakfast bar for casual meals, sparkling stone bench tops, feature marble splashbacks, ample storage space, a Franke double sink, a Neff Induction cook top, double Neff ovens, an integrated Neff dishwasher and a water filter. There is also a massive walk-in kitchen pantry/scullery with loads of cupboard/storage space, a Franke sink and marble splashbacks, whilst bi-fold doors lead out from the main living space to the alfresco deck. The upstairs retreat has built-in ceiling speakers and the theatre room boasts a projector, screen and a huge storeroom. Not only does each bedroom have its own luxurious ensuite, there are also multiple powder rooms, plus an outdoor shower with side gate access – perfect for after a visit to the beach or swim in the pool. Other features of note are ducted air-conditioning, heaps of built-in bedroom robe and cabinetry storage, floor-to-ceiling bathroom tiling, sleek stone bench tops, a fully-tiled mid-level laundry, a drying court deck, powder rooms, under-stair storage, a walk-in linen press upstairs, huge four car garage with shopper's entry and much more. Stroll to bus stops, the beautiful Braden Park, Marmion Primary School and Marmion Village Shopping Centre from here, whilst indulging in a short commute of only a few minutes to the likes of beautiful beaches coastal cafes, trendy restaurants, Sacred Heart College, other excellent educational and shopping facilities, Hillarys Boat Harbour, the freeway and everything in between. How spectacular. 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- 4 bedrooms- 4 bathrooms- 4 car garage with shopper's entry- Multiple Powder Rooms- Outdoor Shower with side gate access- Custom-built quality home built in 2015 (approx.)- Custom made living room cabinetry with built in fireplace- Home office- Fabulous fitted out Cellar- Ducted Vacuum system- Keyless touchpad entry at front door and garage door- Atrium area with great natural light- Infinity Swimming pool- Easy-care 506sqm (approx.) block