

# 15 MARRI CRESCENT, Lesmurdie, WA 6076

## House For Sale

Friday, 19 January 2024

15 MARRI CRESCENT, Lesmurdie, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 2881 m2

Type: House



William Morris

0448415537

## Offers to Purchase

LAWD is pleased to present for sale 15 Marri Crescent, Lesmurdie (the Property) a beautiful family home on a big 2,881\* square metre block with views to the city lights that is an "Escarpment Entertainer" with multiple living and entertaining areas to savor. A truly-loved family home enjoyed by the current owners for past 15\* years who moved here like many for their son to attend the local Mazenod College. A spacious family home with a massive useable block giving room to grow and space for everything you will need. Homes like this rarely come onto the market so this could be your once in a lifetime opportunity. Property highlights: • 4 bedrooms, 2 bathrooms, WIR to master and BIR to all other bedrooms plus loads of storage spaces. • Formal dining and living rooms. • Electric cooking appliances, five reverse cycle split system air conditioning units and solar hot water system. • Terraced entrance opens to large front deck with sweeping views above the trees to Perth city. • Freehold land block of 2,881\* square metres with 50.4\* metres frontage to Marri Crescent. • Extensive siteworks and limestone retaining walls making use of full land area with levelled spaces. • Sealed driveways of hot-mix and part concrete with ample parking for over 10\* vehicles. • Rear pergola opens onto pool area from house. • Below ground saltwater swimming pool and bar with paved and deck surround plus vintage "Baravan" caravan for parties. • Double garage under main residence can be utilised as games room or teenage retreat. • Rear double carport/shed\*\* • Electric front gate and well fenced yards. • Excellent location with easy access to major transport links and public transport making an easy commute to anywhere in Perth or beyond. • Proximity to many schooling options – Mazenod College, St Brigids College, Falls Road Primary School, Lesmurdie High School and Lesmurdie Primary School. For Sale By Offers to Purchase closing 3pm (AWST) Wednesday 28 February 2024 (if not sold prior). Viewings at Home Opens or by private appointment with exclusive selling agents LAWD. Phone William Morris 0448 415 537 for further details. \*approximately \*\*unapproved structure Photos by Lumentive Photography (lumentive.com.au)