

**16 Troy Avenue, Marmion, WA 6020**



**Sold House**

Monday, 4 September 2023

16 Troy Avenue, Marmion, WA 6020

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 677 m2**

**Type: House**



Nathan Tonich  
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**\$2,555,000**

4 bedrooms | 2 bathrooms | 1 powder room | 2 Living | 2 studies | 1 Gym | 2 Kitchens | Pool  
What we love  
This stunning coastal abode is perfectly tailored for established families, downsizers, or multigenerational living. Offering four bedrooms, two and a half bathrooms, and a versatile floor plan blending modern features with sea vistas. The ground floor has its own entrance, kitchenette, gym, fully tiled main bathroom, and three large bedrooms all served by a relaxing activity room perfect for a teenagers retreat or a place for guests and other family members to stay. The first floor hosts the stylish master suite with a walk-in wardrobe, generous newly renovated ensuite, and an open-plan family and dining area, while the upper levels offer two separate rooms with breathtaking ocean views and a touch of tranquillity perfect for a his and hers home offices, art studio or quiet place to settle in with a good book and a glass of wine. The home also boasts an immaculate brand-new state of the art, modern kitchen, with top quality appliances and fittings, all suited to entertain whilst admiring the ocean views.

What to know

- 4 bedrooms
- 2 bathrooms (fully tiled)
- Separate ground floor entrance
- Gym
- Decked alfresco
- Swimming pool
- Master walk-in wardrobe and ensuite bathroom
- Open-plan family and dining areas
- Ocean views
- Modern new kitchen with top appliances
- Kitchenette
- Tasmanian Blackbutt timber floorboards
- Fully tiled powder room
- Ample storage
- Large laundry
- Remote-controlled double garage
- Extended workshop area
- Extra parking for boats, trailers, and cars
- 5.4kw Solar System
- 677sqm land area
- 425sqm of living space

What's close

- Braden Park – 100m
- Clifford Coleman Park – 150m
- Marmion Beach – 260m
- Marmion Shops – 350m
- Little Bay Bar & Eatery – 600m
- Marmion Angling & Aquatic Club – 750m
- Marmion Primary School – 750m
- Star Swamp Reserve – 1km
- Flora Terrace Bars & Restaurants – 1.6km
- Robin Reserve – 1.6km
- North Beach Shopping Centre – 2.2km
- Sacred Heart College - 2.2km
- Mettams Pool – 2.4km
- Hillarys Boat Harbour – 2.7km
- Karrinyup Shopping Centre – 5.5km

Who to talk to  
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