

**17/34 Marri Road, Duncraig, WA 6023**

**Realmark**

**Apartment For Sale**

Friday, 19 April 2024

17/34 Marri Road, Duncraig, WA 6023

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ian Masterson  
0892460050

## Set Date Sale

What we love..... is having a 34m<sup>2</sup> balcony.It's simply superb and provides a fantastic addition to the 73m<sup>2</sup> of living space we already have... is the flow between indoor and outdoor entertaining... is the fact that we can literally lock up and leave and know that the apartment is going to be fine and doesn't need any maintenance and care while we are away... is the safety and security of living here... is that fact that the location just makes life so easy.With the shops within a short walk across the car park we have found we spend so much less money on fuel and less time doing things like the shopping.What to knowSet in a secure, lift serviced complex with underground parking and storage this fantastic apartment is ideal for singles, couples or anyone looking for an easy care home base in a safe and well established suburb.It really doesn't matter if you are entering the market and this is a brilliant way of getting into something modern in Duncraig or if you have been living in the suburb for 20 plus years and want to downsize.The apartment is located on the southern side of the group on the top floor so it gets great afternoon sea breezes and excellent sunsets.I can even say you get an ocean glimpse, but it is just a glimpse.Convenience is paramount here with the Marri Road Shopping Village not far away, walking distance to the green parklands of Marri Reserve and the ever popular Little H Café located footsteps away.The Marri Road Shopping Village means you virtually do not need a car.There is a chemist, bakery, boutique stores, hairdressers, beautician, IGA, newsagent, Pilates studio, gym and so much more right there.Add to that the fact that there is a bus route at each end of Marri Road taking you to Warwick Train Station and if you feel enjoying our magnificent coastline it is only 2.5km away.The property is a strata apartment in a small group of 20 with over 75% of the occupants being owners.Features include:Living area: 73m<sup>2</sup>, balcony 34m<sup>2</sup>, a massive lock up storage of 6m<sup>2</sup> in the basement and a single car bay in the secure underground parkingConstructed in 2017Quality Miele kitchen appliances2.7 high ceilings. Light filled spaces with full height glazing & sliding doorsSplit system reverse cycle air conditioning to the bedrooms and living areaSecure video intercom access to get into the apartment. It is keyed and security swab controlled and has lift access to all levelsWho to talk toFor further information and to arrange an inspection please call or email Ian Masterson on 0402 311 370 or [imasterson@realmark.com.au](mailto:imasterson@realmark.com.au)