

**17 Leach Street, Marmion, WA 6020**



**Sold House**

Friday, 18 August 2023

17 Leach Street, Marmion, WA 6020

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 910 m2**

**Type: House**



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**\$3,400,000**

What we love is just how impressive this sought-after "Marmion Cove" location actually is, nestled merely footsteps away from beautiful Marmion Beach and close to everything else you need to welcome summer – with open arms. Follow the gated entry deck all the way to the front door of this exemplary 5 bedroom 3 bathroom two-storey family haven on the coast, before having your breath taken away by its supreme comfort and overall contemporary quality. In between a relaxing side cabana and outdoor alfresco-entertaining area with a gas barbecue lies a shimmering 10-metre salt-water below-ground concrete swimming pool, whilst a transformed backyard basketball court (with funky galvanised steel monkey bars for the kids to play on) is complemented and overlooked by a fully-equipped gym and reformer studio for all of those fitness enthusiasts. On the main level, there are amazing ocean views up the coast and towards Hillarys Marina from the fabulous balcony deck, seamlessly accessible via an open-plan living, meals and German-made Eggersmann kitchen area with a Miele integrated coffee machine, Miele integrated dishwasher, Miele integrated microwave, a Miele five-burner gas cooktop, a 1200mm-wide Miele oven and range hood, a Liebherr Integrated fridge/freezer, a Miele wine fridge and a "Zip" tap for good measure. Formal sitting and dining rooms can also be found before you even hit the main living zone, whilst a delightful upstairs master-bedroom suite boasts ample built-in-wardrobe space, its own air-conditioner, sweeping sea views to wake up to and neutral, fully-tiled ensuite bathroom – rain shower, bubbling separate toilet, twin "his and hers" vanities and all. What to know The minor bedrooms are graced by built-in robes of their own, whilst both lower-level bathrooms have been immaculately renovated to a high modern standard. As has a German-made Eggersmann laundry, featuring a built-in drying rack for delicates. Extras include an outdoor rain shower, 24 solar-power panels (with a home battery), new double-glazed E-glass doors with stainless-steel self-closing security doors, brand-new double-glazed E-glass gym doors, heated towel racks to 2 of the bathrooms, 2 Roca in-wash Inspira smart toilets (bidets), white plantation shutters, walnut herringbone wooden flooring, Fibonacci Terrazzo stone flooring and Statuario bench tops and walls in the bathrooms, laundry and kitchen spaces, a SONOS A/V smart system in multiple zones, automatic Luxaflex blinds, ducted upstairs air-conditioning, split-system air-conditioning in the downstairs lounge, a Valet integrated ducted-vacuum system, a security-alarm system, an eight-camera CCTV security system, LED flood-lights to the basketball court for night games, reticulation and ample driveway parking space – preceding a huge triple lock-up garage, complete with three separate roller doors and internal shopper's entry. Stroll around the corner to the gorgeous Braden Park, Marmion Primary School and even Marmion Village Shopping Centre, with the popular Marmion Angling and Aquatic Club, a host of seaside cafes and restaurants 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, amongst other everyday amenities. Now this is what you call a property with all of the bells and whistles. 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](mailto:hughesgroup@realmark.com.au). Main features- 5 bedrooms, 3 bathrooms and a gym- Multiple living options- Backyard basketball court- Salt-water swimming pool- Balcony, alfresco and gazebo entertaining- Amazing ocean views- Triple lock-up garage- Huge 910sqm (approx.) block- Built in 1984 (approx.)