

# 18 Marlborough Way, Quinns Rocks, WA 6030

## House For Sale

Tuesday, 21 November 2023



18 Marlborough Way, Quinns Rocks, WA 6030

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 757 m2**

**Type: House**



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## Expressions of Interest

Situated on one expansive level of over 300 sqm of internal living, and footsteps from the waters edge, is this stunning 5-bedroom home! Perfect for the large families with the option of a multi living set up. With 5 huge bedrooms available and the option for an additional 2 rooms to be used as bedrooms this property offers a contemporary layout with tasteful decor throughout. The entrance of this home is as you would expect, an exciting prelude to what lies within. The brick front façade, is well complimented with lush green reticulated gardens, an extended drive way and a triple garage. Enter through the double doors to this delightful home and immediately get a feeling of the sheer size and quality this property has to offer. A large foyer greets you at the entrance with high ceilings marri wood flooring that flows throughout the communal areas of this home. The mammoth master bedroom to the front of the home with high ceilings and brand-new plush carpets and your very own VIP entrance to the back garden. A huge walk-in robe and spacious ensuite bathroom that comes with a corner spa bath with views of the sparkling pool, double vanity, oversized shower, and a separate toilet. A huge enclosed lounge room which could be used as a 6th bedroom, study or games room. Brand new carpets and double doors to separate this room. A separate sunken theatre room, complete with coffered ceilings, multiple entrances, feature lighting, and an abundance of power and media points. The perfect place to sit back and enjoy your favourite films or sports. As you step into the enormous open plan living and kitchen area, the size of this home continues to impress. The stunning marri flow continues to flow throughout with the huge kitchen that provides ample bench space including a breakfast bar, central island, numerous amounts of cupboards and 900mm appliances. The living/dining quarters which overlooks the outdoor area has multiple coffered ceilings and downlights throughout with plenty of natural light available. Off the living area is large games room which again can be used as a number of different options including a 7th bedroom. Coffered ceilings with a double door entry and a built-in storage. To the rear of the home, you have multiple entries to the back 4 bedrooms and separate activity/study area. 4 huge bedrooms all with built in robes. The bathroom is complete with a double vanity, oversized shower, and feature downlights. A separate powder room for added convenience. A huge laundry with ample bench and cupboard space completes the rest of the home. If you love spending time outside then this garden has everything the family could want. A huge extended alfresco with café blinds to enclose the area off. A stunning below ground pool with water feature which is perfect for those hot days. Reticulated gardens with a separate entrance which would provide the perfect place for multiple living set up. The features of this home are too comprehensive to detail and you have to see this property to truly believe it. - Ducted reverse cycle aircon- Large solar panel system - LED downlights and feature lighting - Marri flooring throughout the communal areas- 3 toilets - Outdoor shower- Triple garage - Reticulated front & back gardens This home must be viewed to be fully appreciated! For more information, contact James today on 0422 621 315.