

2 Rountree Way, Marmion, WA 6020

House For Sale

Wednesday, 24 April 2024

2 Rountree Way, Marmion, WA 6020

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 690 m2

Type: House



Craig Waters
0404017261

OFFERS CLOSE BY DATE

All offers Presented by Wednesday the 15th of May (Unless Sold Prior).The owners reserve the right to accept an offer prior without notice.Welcome to coastal living at its finest in Marmion, Perth, Western Australia. This captivating two-storey home, nestled on a corner block just 750 meters from the pristine Western Australian coastline, blends modern comfort with seaside tranquillity.Step inside to discover an open, free-flowing design that caters to practical living while also respecting privacy and individuality for a growing family.A culinary masterpiece best describes the centrally located kitchen, boasting a spacious island bench, elegant marble countertops, and premium Fisher & Paykel appliances. With a wine fridge, Smeg dishwasher, convenient butler's pantry, and ample space for a double fridge, this kitchen embodies culinary excellence and functionality.Entertain with ease in the casual dining and living areas, seamlessly extending to the outdoor alfresco space. Complete with a timber-lined roof, pizza oven, and BBQ, the alfresco overlooks the grassy rear yard, which leads directly to the below-ground pool at the rear of the property.Finishing the ground level is three bedrooms with built-in robes, carpets, two bathrooms, and a laundry.Upstairs, the master bedroom offers a walk-in dressing room and ensuite with a shower and spa bath. An office and an additional bedroom offer versatility, while the upper casual living area boasts a private open-air balcony, providing options for both privacy and practicality.Suburb ProfileSituating along the stunning Indian Ocean coastline, Marmion boasts pristine beaches, scenic coastal walks, and breathtaking ocean views. The suburb offers a relaxed coastal lifestyle while still being within proximity to Perth's city centre, approximately 18 km away.For families, Marmion provides access to quality education with several reputable schools in the area, including being part of the Carine High School catchment area.Sporting enthusiasts can indulge in a range of activities, with nearby sporting clubs offering opportunities for soccer, cricket, tennis, and more. The suburb also features well-maintained parks, playgrounds, and recreational facilities for residents to enjoy.In terms of amenities, Marmion residents have convenient access to major shopping centres and commercial precincts, including Westfield Whitford City and Karrinyup Shopping Centre. These centres offer a diverse range of retail outlets, ideally situated within walking distance to Sacred Heart College, Sorrento Surf Lifesaving Club, Hillary's Marina, and Yacht Club dining options, entertainment venues, and essential services.Overall, Marmion presents a desirable coastal lifestyle with its beautiful surroundings, educational opportunities, sporting facilities, and convenient access to shopping centres, making it an appealing suburb for families and individuals alike.Kitchen•Marble island bench with dual storage•Butler's Pantry•Soft close doors and draws. •Double Fisher Paykel ovens•Built-in coffee machine•Smeg dishwasher•Wine fridgeMaster Bedroom•Carpet•Walk-in dressing•EnsuiteBedrooms 2-5•Carpet•Built-in RobesSpecial Features•Below ground saltwater pool•Jarrah Flooring on ground level•Gas storage hot water system•Ducted reverse cycle air-conditioning to top level. •Bore with auto reticulated gardens. •Alfresco BBQ plumbed gas•Wine bar fridgeLocation•Braden Park 50m•Marmion Shopping Centre. 500m•Marmion Beach 750m•Carine High School •Marmion Primary School 400m•Sacred heart College 1.8km•Marmion Marina 2.3kmSecure your piece of coastal paradise in Perth's highly sought-after Marmion.Contact Craig Waters & the Agency team today at 0404017261 to discover your coastal dream.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.