

22 Arkwell Way, Marmion, WA 6020

Sold House

Sunday, 13 August 2023

22 Arkwell Way, Marmion, WA 6020

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 720 m2

Type: House



Phil Pope

0894471644

\$1,405,000

PRESENTING OFFERS TUESDAY 15/08/23 @ 1PM Securely positioned on a generous 720sqm (approx.) block, just a short walk away from the vivid blue waters of Marmion beach and the lively coastal strip, this 3 bedroom, 2 bathroom, single-storey build will make you feel as if you're on holiday at home, every day! With countless admirable features and premium location in Marmion, coastal family living just got even better. Located on a beautiful street, this home completely draws you in with its attractive street appeal. Featuring impeccably manicured gardens, and a spacious 4 car garage with drive-through access, enjoy the perks of wide-open space that is all yours! Follow through to the most spectacular backyard you have ever seen, with its bursts and pops of vibrant colour among the array of greenery, fruit trees and exotic plants. The private backyard is not only completely breathtaking in appearance, but in functionality too with an added pergola and recently new undercover alfresco. There's no doubt you'll be wanting to spend every spare minute you can outside with both friends and family. Inside, find plenty of natural light and a flowing floorplan which has created a bright and uplifting atmosphere throughout. The kitchen of the home is wonderfully spacious and has been outfitted with all the necessities such as stone benchtops, an abundance of storage, fridge and microwave alcoves, gas stove top, electric oven, double sink and dishwasher recess. The main living and dining area facilitates the best of both worlds when it comes to indoor and outdoor living, as well as providing views of the impressive backyard. To the front of the home, find a carpeted room sealed by glass doors which could be used as a 4th bedroom, secondary lounge room, home office, or all three! The choice is yours. All bedrooms of the home feature the same plush carpet and reverse cycle aircon, which creates the perfect space for all members of the family to unwind and relax. The two minor bedrooms are easily accessible and well sized, with one featuring a built-in wardrobe. The master bedroom boasts a generous built-in wardrobe with floor-to-ceiling mirrored sliding doors which add an extra element of space to the room. Not only that, find a skilfully designed white tiled ensuite with both a shower and toilet too, to add to the countless advantages of this home. Don't miss out on this opportunity to secure this one-of-a-kind Marmion home. Enjoy your morning swims and strolls along the coast, while having easy access to the Marmion Village Shopping Centre, Marmion Primary School, the freeway, public transport and everything else in between! Features include but are not limited to:- 3 bedrooms, 2 bathrooms- 720sqm (approx.)- 1975 build (approx.)- Single storey home- Large 4 car garage with electronic door- Reticulated gardens- Garden shed, and side of house access- Open plan living, dining and kitchen space- Front carpeted room, which could be used as a fourth bedroom or secondary lounge- Stunning colourful and green backyard with an array of plants and fruit trees, as well as pergola- Undercover alfresco with pull-down blinds, ceiling fan and driveway access - Gas hot water system- Reverse cycle aircon throughout- Main tiled bathroom with large bath- Laundry with storage cupboards, sink, room for washing machine, outdoor access and plenty of bench space- Kitchen is well sized and equipped with gas stove, electric oven, alcoves for fridge and microwave, double sink, dishwasher recess, stone benchtops and an abundance of storage- Both minor bedrooms are carpeted with aircon, one also having a built-in wardrobe- Spacious master bedroom with ensuite with shower and toilet, carpet, aircon and large built-in wardrobe- Located in Marmion, down the street from Marmion Beach, Watermans Bay, the West Coast Drive walking path, Marmion Primary School, Marmion Village Shopping Centre and so much more! Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matters.