

22 Verve Court, Marmion, WA 6020

Realmark

Sold House

Wednesday, 13 September 2023

22 Verve Court, Marmion, WA 6020

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 442 m2

Type: House



Sean & Jenny Hughes
0892030777



Oliver Hess
0892030777

Contact agent

What we love The sublime cul-de-sac enclave that is Verve Court plays host to this stunning 4 bedroom 3 bathroom two-storey executive home with amazing ocean views and sunsets that will absolutely take your breath away. The sumptuous master-bedroom suite is the pick of the sleeping quarters with its recessed ceiling, fan, walk-in wardrobe and immaculate fully-tiled ensuite bathroom – rain shower, twin “his and hers” vanities, separate toilet, white plantation shutters and all. There is balcony entertaining too, as well as a stylish main family bathroom with a separate shower and bathtub – plus a carpeted upstairs living room with built-in custom media cabinetry. A separate fourth or “guest” bedroom suite has built-in robes and enjoys the luxury of access into a fully-tiled semi-ensuite/third bathroom with a separate two-way toilet. In terms of further living options, there is a huge carpeted theatre room with a gas bayonet and striking recessed ceiling, as well as a massive downstairs open-plan family, dining and kitchen area with crisp floor tiling, soaring high ceilings, a breakfast bar, sparkling stone bench tops, funky pendant light fittings, a scullery and more. Sliding-stacker doors afford seamless access out to a sensational timber-lined alfresco-entertaining deck at the rear, complete with two ceiling fans, an outdoor kitchen with a gas barbecue and a stainless-steel range hood and a splendid yard backdrop to top it all off. What a setting.

What to know Extras include carpet to the bedrooms, heated floors in the ensuite and downstairs living areas, a near-new dishwasher in the kitchen, a second dishwasher in the scullery, an integrated fridge/freezer, quality llve cooking appliances including an Induction hotplate and a large oven, a steamer/plate-warmer, smart-wiring throughout, a security-alarm/camera system with monitoring, newly re-sealed/polished floors, a gas fireplace, a built-in safe, full Daikin ducted air-conditioning, special comfort glass to the west-facing windows, feature stepped “trio” ceiling cornices, skirting boards, down lights, full mains reticulation, tidy front-yard lawns, manicured gardens and a double lock-up garage with a work bench, as well as internal shopper’s entry via the laundry. Hop, skip or jump around the corner to the sprawling Braden Park, bus stops, Marmion Primary School and even Marmion Village Shopping Centre that are all only walking distance away, with the popular Marmion Angling and Aquatic Club, a host of seaside cafes and restaurants and the magnificent Hillarys Boat Harbour also nestled only minutes from your front doorstep in their own right. 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 are also within a very, very close proximity. This is where class and convenience meet on the coast.

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.

Main features- 4 bedrooms, 3 bathrooms- Master and guest bedroom suites- Three separate living zones- Outdoor alfresco-deck and balcony entertaining- Outdoor kitchen with a gas BBQ downstairs- Ocean views- Double lock-up garage- Quality cul-de-sac location- Low-maintenance 442sqm (approx.) block