

278 Marmion Street, Cottesloe, WA 6011



House For Sale

Friday, 27 October 2023

278 Marmion Street, Cottesloe, WA 6011

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 678 m2

Type: House



Candie Italiano

0893399222

ALL OFFERS BY 21ST NOVEMBER, 2023

ALL OFFERS PRESENTED BY TUESDAY NOVEMBER 21, 2023 (unless sold prior) Walk home from the beach to this exquisite, five bedroom family dream home that offers boundless scope and space on one of Cottesloe's best streets. Built in 1935, this gracious original cottage has been meticulously maintained and extended to the highest standards. The result is a spacious, beautiful, light-filled home that will stand the test of time. An enchanting feature of this home is that the pretty, traditional elevation gives little hint of the expansive and surprising home within. On a 678 sqm block, the house sits on Marmion Street, one of the stateliest streets in Cottesloe, dotted with iconic Norfolk Island pine trees with gracious houses set far back from the street. Pick up your morning coffee and pastry from iconic Daisies café just around the corner, sit on the lovely front veranda and watch the world go by. A fantastic self-contained zone for older children or relatives means this five bedroom, three bathroom home is perfect for a busy family or for those who have frequent guests, offering the option of private guest quarters. As well as that, there is an unexpected bonus level - an enormous, light-filled attic conversion, accessed by a beautiful jarrah staircase. A perfect sitting room, studio, teenage retreat, study, bedroom, playroom - the choices are endless, offering appealing versatility for your family year after year. Be welcomed inside to an interior that showcases the best 1930s details. The original rooms encompass a beautifully updated bedroom suite. One pair of leadlight doors reveals a dressing room, another a contemporary ensuite. Opposite is a gracious, welcoming lounge with picture lines, intricate ceiling fretwork and gas fireplace, perfect for curling up alongside with a book in winter. Leadlight doors open the lounge to a delightful north-facing formal dining with adjoining complete kitchen with abundant storage, European laundry and quality appliances including an integrated fridge and freezer, induction cooktop and oven. The heart of the home is the huge, north-facing open-plan kitchen, living and dining. Airy and inviting, this room will have you picturing long table lunches at Christmas, birthday celebrations and barbecues by the pool with spa jets, another surprise of this home. Share a bottle of wine with friends under the big patio while the kids wear themselves out in the pool. This is a house truly made for families, who will appreciate the versatile spaces and location; walking distance to schools, shops, sporting facilities, the beach, river and all the best Cottesloe offers. Contemporary yet classic, the main kitchen is an entertainer's dream, with designer WOLF and Miele appliances, butler's pantry, stone tops and huge island bench. The character charm has been carried through the addition, with features like leadlight windows, soaring ceilings and intricate cornicing throughout. A private wing encompasses the magnificent main suite, with dressing room and a beautiful light-filled ensuite with freestanding bath, walk-in shower and twin vanity. There are two more bedrooms, both north-facing, one in use as a study and showcasing the current owners' collection of shipwreck pottery. A family bathroom off the large laundry is ideally situated for easy access from the garden after a pool or beach swim. Parking is no issue with an oversized double garage off a ROW, another garage at front and driveway/carport parking for several cars or is high enough for a boat. EXTRA FEATURES • Mitsubishi air-conditioning throughout • Three phase power • 7kW solar panel system • Solar hot water • Quality windows with security mesh screens • Reticulated gardens • Main kitchen has WOLF double ovens and plate warmer • 2nd kitchen is complimented by Miele appliance, fridge/freezer and a washing machine and dryer • Outdoor shower • 2 garden sheds • 4 rain water tanks - 2000 litres • External electric blind in master bedroom • Shade awning over pool • Shade blinds in alfresco • Smart meter Timeless, warm, with plenty of space and wonderful longevity for a busy family, this is a Cottesloe dream home - make it yours. Call Candie Italiano on 0429 159 506 Rates & Local Information: Water Rates: \$2502.21 (2022/23) Town of Cottesloe Council Rates: \$3602.02 (2023/24) Zoning: R20 Primary School Catchment: North Cottesloe Primary School Secondary School Catchment: Shenton College *PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change.