

**28 Sheppard Way, Marmion, WA 6020**



**Sold House**

Friday, 18 August 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 830 m2**

**Type: House**



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**\$2,500,000**

What we love is the stunning modern grandeur that pervades this exemplary 5 bedroom 3 bathroom family masterpiece, where space will never be at a premium and quality can be found in every corner. Polished concrete flooring, soaring high ceilings and stylish pendant light fittings grace a massive open-plan family, dining and kitchen area, alongside a feature fireplace, sparkling stone bench tops, an island breakfast bar for casual meals, an integrated range hood, a stainless-steel gas cooktop/oven, ample storage and outdoor access to let those sensual sea breezes in. The living space is actually sunken for a fantastic separation in the floor plan, whilst a carpeted master suite is the pick of the bedrooms with its overall sense of space, a splendid tree-lined outlook and commodious ensuite bathroom – stone bench tops, twin “his and hers” vanities, walk-in ceiling-mounted rain shower, toilet and all. A separate lounge and study area has its own private courtyard for quiet contemplation, with the polished concrete under foot continuing into the other bedrooms. Another living area upstairs has its own balcony, with the main living zone on the ground floor seamlessly extending out to an amazing entertaining alfresco with a built-in barbecue, sink and more – breathtakingly overlooking a resort-style backyard setting with a shimmering below-ground swimming pool and heaps of extra space to laze around under the sun. What to know A free-standing bathtub, separate shower and a sleek stone vanity make up the main family bathroom, with the separate laundry also playing host to stone bench tops, quality tap fittings and plenty of storage. There is even a hidden garden courtyard with an open pergola and outdoor sink for further entertaining within the yard. Extras include ducted air-conditioning, down lights and a massive four-car remote-controlled lock-up garage – boasting, endless bench and storage space, bi-fold-door backyard access and ample driveway parking options preceding it. Beautiful Marmion Beach and the popular Lennards Pool are only walking distance away from your front doorstep, with the seaside footpaths and cycle trails of West Coast Drive and the Marmion Angling and Aquatic Club also nearby and within easy strolling distance as well. Stroll to bus stops, gorgeous Braden Park around the corner, Marmion Primary School and Marmion Village Shopping Centre with minimal fuss, whilst indulging in a short commute of only a few minutes to the likes of coastal cafes and trendy restaurants – the popular Little Bay and Sorrento’s Voyage Kitchen amongst them, Sacred Heart College, other excellent educational and shopping facilities, Hillarys Boat Harbour, the freeway and everything in between. Luxury, location and lifestyle – this is what dreams are made of. 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](mailto:hughesgroup@realmark.com.au). Main features- 5 bedrooms- 3 bathrooms- Designated study area- Multiple living areas- Outdoor alfresco and courtyard entertaining- Swimming pool- Huge lock-up four-car garage- Additional powder room near garage- Ample driveway parking space in front- Huge 830sqm (approx.) block- Built in 1981 (approx.)