

288 Marmion Street, Cottesloe, WA 6011



Sold House

Thursday, 14 March 2024

288 Marmion Street, Cottesloe, WA 6011

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 589 m2

Type: House



Candie Italiano

0429159506

Contact agent

Stroll home from the beach to this character three-bedroom home offering endless scope and space on one of Cottesloe's most desirable streets. Situated on a substantial 589sqm allotment with a rear ROW and a dreamy street front vista of wide verges and mature Norfolk Pines, this is a rare walk-everywhere offering in a spectacular lifestyle location. Built in 1938, this solid brick and tile residence is graced with charming period features including high ceilings, wide jarrah floorboards, an original fireplace and a selection of lovely timber windows. It is presented in liveable condition with an impressive wide entry hall, three large bedrooms, a skylit, air-conditioned formal lounge and a central bathroom with a large tub and overhead shower. The bright and sunny eat-in kitchen is a loving ode to retro style and is welcoming and nostalgic with its white painted timber cabinetry, jarrah floorboards and joyful wallpaper sporting colour and pattern. It leads to an expansive sleepout at the rear which incorporates a separate WC, a handy second shower and a laundry area. The large backyard has plenty of northern exposure, is relatively flat and has rear laneway access for vehicles making it a dream new home site. There is also ample shedding, a rear carport and a generously proportioned outhouse which would work well as a separate home office, powered workshop or an extra activity/TV room. Largely untouched for many years, the coming-to-market of this quaint property is a noteworthy occasion given it has been in the hands of the one family for decades and is perfectly positioned at the northern end of Marmion Street just a short stroll to Daisies and only 700m from one of Perth's best beaches. North Cottesloe Primary School and some of the top secondary schools in WA are within walking distance along with Grant Street train station, waterfront restaurants such as The Shorehouse, plus golf, tennis and surf clubs. In comfortable enough condition to rent out while considering the many options, this coastal gem offers the perfect blank canvas to work your magic on. While it will instantly appeal to families looking for their dream home site, it is not beyond the scope of DIY enthusiasts looking for a renovation project to add value to a large landholding in one of Perth's most picturesque and exclusive suburbs. Call Candie Italiano on 0429 159 506 for further details.

Features:

- Rare opportunity in coveted beachside setting
- Huge 589sqm block with rear lane access
- Easy stroll to Cottesloe Beach and coastal walks
- Captivating street lined with iconic Norfolk Pines and extra wide verges
- Solid brick and tile home with outstanding potential for fresh update, renovation or new start.
- Period features including original jarrah floorboards, high ceilings and fireplace
- Three spacious bedrooms with carpeted floors
- Neat central bathroom plus second shower and second toilet (incl outdoor WC)
- Huge backyard with two sheds, carport, outdoor toilet and vine covered pergola
- Two carports (front and rear)
- Functional and charming retro kitchen with electric hob and space for dining table
- Large lounge with split system air con, built-in timber bookshelves and ceiling fan
- Flexible floorplan with sunroom off lounge plus separate store room
- Envidable lifestyle location with plentiful parking and a variety of beaches on doorstep
- Stroll to Cottesloe's thriving restaurants, bars, shops and cafes
- In catchment for North Cottesloe Primary School, Shenton College and moments from prestigious Christ Church Grammar School, Scotch College, MLC, PLC and St Hilda's

Rates & Local Information: Water Rates: \$1,164.47 (2022/23) Town of Cottesloe Council Rates: \$1,591.34 (2023/24) Zoning: R20 Primary School Catchment: North Cottesloe Primary School Secondary School Catchments: Shenton College

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