

289 Marmion Street, Melville, WA 6156

Sold House

Wednesday, 11 October 2023

289 Marmion Street, Melville, WA 6156

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 862 m2

Type: House



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\$1,100,000

On offer for the first time in its ownership history, proudly comes to market this much loved family home, situated at 289 Marmion Street, Melville. Having played host to many gatherings including weekly Sunday lunches, the lasting memories imprinted in this home can only speak of the opportunity that awaits its lucky new owner. With an original build of around 1971 and a fantastic extension thereafter, this is a solid and family friendly abode that is positioned in a highly sought after locale, juxtaposed against a wealth of local amenities so often utilised. A spacious front family room maintains the charm of yesteryear with its copper chimney allowing a possible conversion to the fireplace of your liking, or simply benefit from the existing gas bayonet for warming winters. An open concept living zone incorporates the kitchen, dining and lounge areas, with easy access to the external gardens. Cork flooring enhances the sense of warmth throughout and is complemented by a pot belly wood fireplace. The addition in around 1982 cordially welcomed a huge bedroom suite with timber windows and external access, possibly allowing for the concept of a work from home space, small home business (subject to approvals), or possible footprint for a dual family living arrangement. Oozing with character and delightful in presentation, there are so many fruitful features to mention, but are best to be seen in person. A small synopsis of attributes include: -Solar panels-Security alarm-Air-conditioned -Ceiling fan-Recently repainted-High ceilings-Dishwasher located in laundry-Built in robe storage-Walk in robe to primary bedroom suite, includes ensuite-Porched front entry-Garage PLUS carport-Drive through rear access-Expansive multi-tiered garden grounds, including powered workshop, garden shed, hills hoist clothesline and loads of greenery-Garden beds and fruit trees-Paved entertaining wing-Huge 862sqm allotment zoned R40, providing peace of mind for future land banking and potential development, particularly with the wide access that could be created in removing the garage (with existing carport in place)-North facing elevation Amenities which locals consider nearby include, although are not limited to:-Melville Primary School-Melville Senior High School-Westfield Booragoon-Marmion Street Fresh and Gourmet-Blend Café-General Store-Melville Professional Centre-Woolworths Melville-Marmion Reserve-Lesurefit Melville-Leisurefit Booragoon-Parks, butchers, IGA, Service stations-Numerous public transport links-Variou medical outlets and more... This truly is one for the family and a place to call home. Contact Team Trolio for viewing arrangements. As always, Team Trolio welcome your enquiry and invite all real estate agents from day one to introduce a buyer to this home. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.