

# 3/7 Marmand Court, Coogee, WA 6166

## Duplex/Semi-detached For Sale

Thursday, 30 May 2024



3/7 Marmand Court, Coogee, WA 6166

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## Call for Details

This spacious 3 bedroom, 2 bathroom home is located only minutes from the pristine waters of Coogee Beach offering an exceptional coastal lifestyle. Nestled in a serene cul-de-sac, it offers easy access to shopping, transportation, local schools, and parklands. Beautifully maintained, this residence features multiple living areas, generously sized bedrooms, and a double garage, all set in a prime location! Other features include:

- Spacious kitchen offers 4 gas hot plates, tiled splashback, 600mm wall oven, deep double pantry, microwave & fridge recess, breakfast bar, double sink & plenty of bench and cupboard space + shoppers entry
- Reverse cycle air conditioning
- Open plan lounge / dining areas
- Family room
- Generous master bedroom offers walk in robe and spacious en suite composing of shower, single vanity with storage cupboards and WC
- Bedroom 2 is queen sized with double built in robes
- Main bathroom offers bath, shower & single vanity with storage cupboards
- Bedroom 3 is queen sized with double built in robes
- Generous laundry with double linen and separate WC
- Double automatic garage and extra designated parking bay
- Powered storage shed
- Security screens
- NO STRATA FEES
- Leisurely stroll to Coogee Beach, Coogee Beach Café, and Coogee Plaza
- Minutes away from Port Coogee Marina, Woodman Point Recreation Reserve, and Cockburn Powerboat Club
- Approximately 10 minutes to South Beach and a variety of shopping, restaurants, and cafes along South Terrace in South Fremantle
- Approximately 9km to the heart of Fremantle's Cappuccino Strip

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