

32 Pennygum Place, Mariginiup, WA 6078



House For Sale

Saturday, 13 April 2024

32 Pennygum Place, Mariginiup, WA 6078

Bedrooms: 4

Bathrooms: 2

Area: 1 m2

Type: House



Terry Watt

0893003344

\$2,225,000

Located in Mariginiup's most sought-after street, this 4-bedroom 2 bath air-conditioned home on 1.1ha is unique. It comes along with a cleverly designed business component of Office/Warehouse and Training/Display buildings connected by concrete hardstand. All this and just 5 minutes from schools, community amenities and 10 minutes to Joondalup's CBD. You can enter the property through two electric gates, one, a paved driveway into the residence or alternatively a second for the business specific entrance at the northern end of the property all fenced in limestone and with mains water and a bore. The residential driveway brings you to a family home with wrap round verandahs and high-pitched roof. As you step into a spacious tiled entry hall with 33 course ceilings you find the master bedroom to the left behind double doors. It is large with high ceilings, quality window treatments and a parents retreat area linking to a small patio where you can sit and enjoy coffee in the morning sun. There are two walk in robes, one behind double doors. The large ensuite has a corner spa, large shower, double vanities and separate toilet. To the right is a carpeted lounge room separated from the main living area by French doors. It provides that quiet space that busy, growing families need. The entrance hall leads to the family room, casual meals area and large renovated kitchen all with polished porcelain tiled flooring. There is lots of benchtop and cupboard space, a wall oven, dishwasher and a fantastic large scullery with space for fridges as well as preparation benches and shelving. The kitchen and casual meals area is the centrepiece of the home overlooking the pergola and the expansive grassed area towards the rear tree lined limestone fence and the bushland behind it. French doors connect to the tiled games room or home theatre room that also opens onto the pergola area. The three children's or guest bedrooms are a good size with built in robes. The third bedroom is set up as a study or home office. All have tiled, allergy free flooring. They are serviced by the main bathroom with bath, separate shower and single vanity. Outdoors, in an elevated position, is a pitched pergola perfect for outdoor entertaining or spectating whatever sport is taking place on the superb "WACA like" adjoining grassed playing field. This could be "backyard cricket" on a grand scale. The business driveway, through secure electric gates brings you to the massive 25m x 12m workshop/warehouse with 3 phase power and 7 automatic roller doors. This space is perfect for storing equipment, product or machinery that needs to be in pristine conditions. Alternatively, it is a perfect space for an owner of a number of expensive classic vehicles that have been renovated or are in the state of renovation. To the rear of the workshop/warehouse, connected by over 1000sq m of concrete driveway and hardstand is a second building, 20m x 10m, insulated and with a side lean-to perfect for storing vehicles, boats, caravans or trailers. This building could be used as an office, showroom or training area. A third building exists on the southern side of the main house that can be used for a range of purposes. The property has over 100 solar panels generating up to 25kw of power. This complex has everything an expanding business needs. In the rear, southwest corner of the property is a huge level grassed area that would make a cricket greensman proud. Here is the perfect space for a pool, tennis court and grassed area for footy and cricket enthusiasts for personal coaches and trainers or even church groups. On the northside of the main dwelling are veggie gardens, fruit trees, an aviary and a chook pen for the kids to enjoy a farm like lifestyle. The property is situated in a peaceful semi-rural environment within approximately 30 minutes' drive to Perth CBD and 10 minutes drive to Joondalup with its universities, shopping centre and train station. Banksia Grove and Carramar Shopping Centres, primary and high schools, including St Stephens Campus are 5 minutes away and the beach just 15 minutes. This superb offering has endless possibilities for the astute buyers who want and need to have their business run from home, not Winton, Malaga or Wangara business parks. Opportunities like this are often sought and seldom found. Contact Terry Watt for an exclusive viewing.