

**383 Marmion Street (Cnr Kirkland Place), Melville,
WA 6156**



Sold House

Tuesday, 15 August 2023

383 Marmion Street (Cnr Kirkland Place), Melville, WA 6156

Bedrooms: 4

Bathrooms: 2

Area: 507 m2

Type: House



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Contact agent

Nestled gracefully on a commanding corner position, this exceptional family home sets a new standard for single level contemporary living. Crafted by the esteemed Ross North Homes this architecturally designed residence is an embodiment of timeless elegance and modern convenience. A custom-built home that embraces the ideal north facing position by capturing space and light throughout. All on a low maintenance block a short stroll to Melville Primary School.

Key Features:

- Gourmet kitchen featuring stainless steel appliances, walk-in pantry | scullery, stone benchtops and a breakfast bar
- Generous Meals and Family Room
- Dedicated Theatre Room
- Home Office | Study
- Private Grand Master Suite with a luxurious ensuite and walk-in robe
- Ample-sized Minor Bedrooms with built-in robes
- Family-sized bathroom and well-appointed laundry facilities
- Undercover outdoor entertaining area for year-round enjoyment
- Blackbutt Timber Floors | Ducted reverse cycle air conditioning | NBN connectivity & Solar Panels
- Effortless upkeep with low-maintenance gardens
- Double remote garage with rear access leading to a garden shed and additional storage, complemented by a shopper's entrance

With a plethora of educational facilities (Melville Primary and Melville Senior High School). Close proximity to local neighbourhood shops, Westfield Booragoon Shopping, cafes, medical facilities, parklands and much more. Easy access to public transport options and the Perth CBD and Fremantle! Every corner of this residence tells a story of thoughtful design and refined taste. The intersection of timeless architecture, flexible living spaces, and modern conveniences creates an atmosphere that resonates with families seeking both comfort and style.

PROPERTY PARTICULARS: Internal Area | 302 sqm Lot Size | 507 sqm 2022/23 OUTGOINGS: City of Melville | \$2,593.69 pa Water Corporation | \$1,486.39 pa

Need more information? Contact your Local Rays of Sunshine! Cristina Spinella on 0414 400 136 or Kathryn Perin on 0405 709 763

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