

# 38A West Coast Drive, Marmion, WA 6020



## House For Sale

Wednesday, 12 June 2024

38A West Coast Drive, Marmion, WA 6020

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 413 m2**

**Type: House**



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## OFFERS!

Stunning custom class throughout this 4 bedroom 3 bathroom tri-level coastal home that capitalises on an awe-inspiring Indian Ocean vista encompassing Fremantle, Scarborough and Rottnest Island. All protected by a height restriction caveat on the front property. The convenience of a tranquil laneway, eliminating the need for access from West Coast Drive itself. A ground floor plays host to a giant triple garage with storage space aplenty, a fully-tiled "third" bathroom/powder room and a light, bright and well-appointed laundry with a huge three-metre-long bench top, ample storage options of its own, a floor-to-ceiling linen cupboard and outdoor access to a splendid north-facing courtyard. The main entry level features 3 fantastic sized bedrooms all with built in robes, one with ocean views. Versatile under-stair storeroom or potential wine cellar, plus a central lounge room for entertaining before spilling outdoors to a private rear alfresco area that has been cleverly designed for protection whilst overlooking low maintenance artificial turf. Upstairs, the mesmerising panoramic ocean views - majestically absorbed from the luxurious master bedroom suite, a spectacular open-plan living, dining and kitchen area that is almost 100sqm in size and a sweeping tiled balcony that can be accessed from the living area. The uninterrupted views are forever yours, due to a restrictive covenant that secures the building height of the house in front. A 5 star master retreat featuring a "his and hers" walk through wardrobe leading into the ensuite with separate toilet. Chef's dream kitchen with a breakfast/meals bar and satin-finish Hamptons-style cabinetry meet a Fisher and Paykel Induction cooktop and a separate Fisher and Paykel oven. Beautifully complimented by the scullery with an Asko dishwasher, double sink bowls and tiled splash-backs with storage galore. Seaside cafes, fantastic restaurants, excellent schools, shopping centres, the popular Marmion Angling and Aquatic Club, beautiful beaches, lush parks and Hillarys Boat Harbour - all of this and more is either walking distance or a just short drive away. Luxury, lifestyle and location are well and truly represented in their finest form here! Other features include, but are not limited to:

- Height caveat on the front property, protecting the ocean views
- Internal four-person lift servicing all three levels (including the garage)
- High ceilings
- Solid oak floorboards
- Huge remote-controlled three-car garage off laneway, with shopper's entry, drying-courtyard access, 20sqm of additional storage space, drop-down-ladder access up to a separate storage attic also 20sqm and an under-stair storeroom
- Three double-sized mid-level bedrooms with fitted built-in robes and ocean glimpses
- Large 4th bedroom or home office off entry, plus semi-ensuite access into the main/guest bathroom from a commodious 2nd bedroom
- Gas fireplace to upstairs living area
- Premium Caesar Stone bench tops with waterfall edges to the upper-level kitchen and scullery
- Access to a second floored attic "roof" space from the top floor also
- Upstairs broom cupboard and fully-tiled powder room
- Heated towel racks to ensuite and second bathroom
- Quality porcelain bathroom and laundry tiling
- Commercial-grade Daikin ducted reverse-cycle air-conditioning system
- Ceiling fans to all bedrooms
- Data points throughout
- CCTV
- A/V intercom system
- Foxtel connectivity
- Fully-reticulated easy-care garden beds
- Colorbond Ultra steel roof, gutters, downpipes and fascia, secured with Class 5 fixings for extreme coastal conditions
- European-designed and manufactured frames to all double-glazed doors and windows (with a 25-year colour guarantee)
- Hot and cold water outdoor shower (front of property)
- Quality exposed aggregate to all paved areas
- Three driveway parking bays in front of garage

Completed in December 2018

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.