

44 Sheppard Way, Marmion, WA 6020



House For Sale

Wednesday, 12 June 2024

44 Sheppard Way, Marmion, WA 6020

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 735 m2

Type: House



Sean & Jenny Hughes
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Oliver Hess
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Set Date Sale - All Offers By 26th June

What we love Are the endless possibilities that accompany this solid 4 bedroom 2 bathroom brick-and-tile family home where your own personal modern touches will definitely be welcomed throughout – in any way, shape or form you see fit. Welcoming you inside is a spacious front lounge room with a ceiling fan, split-system air-conditioning and a leafy tree-lined aspect to enjoy, adjacent to a tiled formal-dining room that is also reserved for those special occasions. An airy open-plan family, meals and kitchen area is where most of your casual time will be spent, comprising of split-system air-conditioning, tiled splashbacks, double sinks, a microwave nook, a corner pantry, heaps of cupboard storage options, a stainless-steel dishwasher, a range hood, ceramic cooktop and an under-bench oven for good measure. The backyard is somewhat of a “blank canvas” and can be whatever you want it to be, whilst a paved rear courtyard with a pitched patio (off the family and formal-dining rooms) and built-in outdoor barbecue makes entertaining an absolute breeze. In terms of parking, single and double carports either side of a single lock-up garage – plus extra room on the driveway – offer ample space for your boat, caravan and trailer, if need be. This charming residence has plenty of its original “retro” still attached to it and can easily be either lived in or rented out until you decide on what your next move will be – either a complete re-build or a total transformation befitting of the property’s quality coastal location.

What to know The larger master suite is the obvious pick of the bedrooms – complete with its own intimate ensuite bathroom. Like the ensuite, the main family bathroom has a shower and powder vanity, whilst the laundry is separate and functional. Extras include low-maintenance timber-look living-area and bedroom floors, tiled kitchen flooring, bedroom ceiling fans, feature ceiling cornices, skirting boards, security roller shutters, garden-shed storage and reticulation. Beautiful Marmion Beach and the popular Lennards Pool are only walking distance away from your front doorstep, with the seaside footpaths and cycle trails of West Coast Drive and the Marmion Angling and Aquatic Club also nearby and within easy strolling distance as well. Hop, skip or jump to bus stops, gorgeous Braden Park around the corner, Marmion Primary School and Marmion Village Shopping Centre with minimal fuss, whilst indulging in a short commute of only a few minutes to the likes of seaside cafes and trendy restaurants – the popular Little Bay and the new Hillarys Beach Club amongst them, Sacred Heart College, other excellent educational and shopping facilities, Hillarys Boat Harbour, the freeway and everything in between. Potential abounds right here, from within these very walls.

Who to talk to To find out more about this property, you can contact agents Sean and Jenny Hughes on 0426 217 676 or Oliver Hess on 0478 844 311, or by email at hughesgroup@realmark.com.au.

Main features 4 bedrooms 2 bathrooms Formal lounge and dining rooms Open-plan family/meals/kitchen area Outdoor patio and BBQ for entertaining Single lock-up garage Extra carport and driveway parking space Large 735sqm (approx.) Green Title block Built in 1977 (approx.)