

**45 Aristos Way, Marangaroo, WA 6064**



**Sold House**

Wednesday, 10 January 2024

45 Aristos Way, Marangaroo, WA 6064

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 760 m2**

**Type: House**



Ben Bernacki  
0411422824

**\$666,000**

Boasting ample parking space out front and benefitting from drive-through access into a large powered workshop at the rear, this delightful 4 bedroom 1 bathroom brick-and-tile home is as solid as they come and even has the added bonus of extra security, nestled behind a remote-controlled sliding gate for peace of mind. Those with multiple vehicles and needing plenty of room for their tools and toys will love this residence just as much as any young family, with the sprawling Paloma Park situated only a matter of footsteps away, down the road. Inside, a carpeted front lounge room welcomes you and has its own split-system air-conditioning unit, whilst the bathroom has been stylishly updated to include a generous open shower, as well as a powder vanity and decent under-bench storage options. The tiled open-plan family, dining and kitchen area has also been impressively renovated and features sleek stone bench tops, double sinks, tiled splashbacks, a range hood, gas cooktop, separate oven and a quality stainless-steel Euro dishwasher. The connecting laundry has also been modernised and is graced by lots of built-in storage space, as well as a handy internal shopper's entry door via the garage. The fourth bedroom can easily be converted into a study or home office if need be, whilst the family/dining area seamlessly extends to a huge all-weather patio out back, complete with an outdoor kitchenette and a brand-new built-in Jumbuck gas-bottle barbecue for the ultimate entertaining experience. The backyard is massive and leaves more than enough room for a future swimming pool, if you are that way inclined. For now though, the gorgeous green grass will definitely keep the kids and pets more than happy. Walk to bus stops and wonderful community sporting facilities from here, with Alexander Heights Shopping Centre (strolling distance away), Rawlinson Primary School, Girrawheen Senior High School and the Marangaroo Golf Course all nearby as well. The likes of the Kingsway Regional Sporting Complex, Kingsway City Shopping Centre, the Kingsway Indoor Stadium and Kingsway Christian College are within a very close proximity themselves, merely adding to this exceptional property's terrific convenience. Start your new year the right way and make your move on this absolute cracker of a home, before someone else does! Other features include, but are not limited to:

- Carpeted bedrooms
- Built-in wardrobes
- Solar-power panels
- Ducted-evaporative air-conditioning
- Security-alarm system
- Security cameras
- Security doors, screens and roller shutters
- Instantaneous gas hot-water system
- Reticulation
- Lush green lawns
- Low-maintenance gardens
- Remote-controlled double lock-up garage, with drive-through access to the double workshop (with roller doors)
- Extra secure paved parking space, in between the garage and workshop
- Side-access gate
- Large 760sqm (approx.) block
- Built in 1990 (approx.)