

**49A Marlston Drive, Bunbury, WA 6230**



**Unit For Sale**

Tuesday, 9 April 2024

49A Marlston Drive, Bunbury, WA 6230

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 338 m2**

**Type: Unit**



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## Offers Over \$1,000,000

Introducing this magnificent residence, offering the epitome of inner city living in one of Bunbury's finest suburbs. A short stroll to the café strips and stunning beaches, this exceptionally maintained home is simply breathtaking in design, and the beautiful finishes right through. A large central void accentuates the space and openness of this home with light filled spaces and aesthetic pleasing tones throughout. This stand out property must be viewed for full appreciation. Privately built in 2000\* and positioned on 362m<sup>2</sup>\* of land, other features of this stunning townhouse include: 3 Bedrooms, 3 bathrooms, 1 office or 4th bedroom. Double garage with direct access to kitchen. Leased @ \$640.00pw to 20 June 2024

**LOWER LIVING:** Living area is light, open and the central void provides a sense of grand open living. Large galley kitchen, freestanding Ilve 900mm oven, gas cooktop, ample bench/storage, pantry. Dining room set within the void with soaring ceilings. Regal family room with bayview windows and feature columns. Study nook / multi-purpose space. Separate office / activity room. Modern bathroom with pedestal vanity. Laundry with overhead & linen cupboards. Under staircase storage. Front patio / enclosed courtyard. Alfresco access via living and office rooms. Low maintenance enclosed courtyard off the alfresco. Double garage is accessed from the rear of the property

**UPPER LIVING:** Large lounge room with bayview windows. Master suite with lush carpets, double robe storage. Private ensuite to the master suite. Bedroom 2, large, BIR + private balcony. Bedroom 3, large with WIR. Large bathroom, bath, dual access from bed 2 & hallway. Landing area with private balcony, linen cupboard

**EXTRAS:** Solid jarrah timber flooring in the lower living area. Lush carpets and quality window treatments. Large central void. Ducted evaporated cooling. Ducted vacuuming. Wrought iron staircase balustrading. Neutral interior painting throughout. Contemporary light fittings. Skirt boards. High ceilings

Privately built in 2000 \* Block Size 362sqm\* Strata: \$4640pa\* Water rates: \$1260pa\* Shire rates: \$2782pa\* Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision