

**6 Whiley Road, Marmion, WA 6020**



**Sold House**

Friday, 6 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 814 m2**

**Type: House**



Aaron Green  
0892460050



Alex McInerney  
0892460050

## Contact agent

Under Offer - Aaron Green  
What we love. Nestled atop a lofty vantage point, commanding views above the verdant canopy and offering unobstructed coastal vistas, 6 Whiley Road embodies the essence of coastal living in the charming Marmion neighbourhood. Just a stone's throw from Marmion Beach, where the rhythmic waves beckon early morning surfers, and a leisurely stroll along West Coast Drive leads to epicurean delights at Little Bay. This residence is more than just a house; it's a lifestyle. This remarkable property spans an impressive 527 sqm of living space on an expansive 814 sqm elevated plot, providing breathtaking panoramic views from every perspective. Designed with families in mind, it features multiple living areas, an open-plan kitchen and dining area, four spacious bedrooms, two contemporary bathrooms, a convenient powder room, and versatile spaces like a "man cave," perfect for teenagers or a personal gym. Ample storage and a dedicated home office ensure seamless remote work possibilities. Step outside, and you'll find a captivating patio area, ideal for savouring summer sunsets, as well as a spacious alfresco zone that allows you to relish every moment of the warmer seasons. The vast grassy expanse below offers ample room for children to play and create cherished memories under the sun. This residence is truly a haven above the treetops, where clear views and coastal beauty converge to offer an unparalleled living experience.

What to know. As you approach, you'll be captivated by the location and the sheer space this property offers. Behind the secure gate, there's abundant parking for guests and your boat, caravan, or trailer. Stepping inside, you'll be greeted by low-maintenance tiled flooring and lofty ceilings that exude elegance. Glide through the corridor and arrive at the heart of the home: an open-plan kitchen, meals, and living area with a fireplace flooded with natural light and enchanting views. The kitchen itself is a haven for home cooks, featuring ample storage, generous counter space, a gas cooktop, an electric oven, a dishwasher, and a walk-in pantry. It's thoughtfully designed for entertaining; open the glass doors and step onto the alfresco area, where you can enjoy endless summer evenings, fire up the BBQ, and toast the day as the sun dips below the Indian Ocean and the kids play freely below on the lush lawn area, creating cherished memories. Connected to the kitchen is a formal dining and family room, with glass doors leading to a north-facing balcony complete with a bar area for winter entertaining. A cozy gas fireplace ensures warmth and comfort, creating the perfect setting for movie nights snuggled up on the couch. The master suite, situated at the front of the home, offers a tranquil retreat with built-in robes, split-system air conditioning, and a modern ensuite featuring floor-to-ceiling tiling, a heated towel rail, shower, vanity, and toilet. Bedrooms two, three, and four are positioned at the rear of the home, all generously sized with built-in robes and sharing a stylish modern bathroom with a resort-style freestanding bath, shower, vanity, and separate toilet. The convenient laundry offers ample storage and bench space, with outdoor access to a drying area. Descending the stairs, you'll discover a versatile space suitable for a games room, "man cave," teenager retreat, or gym – the possibilities are endless. Complete with a powder room and bar area, it's a dream space for growing families. Additionally, a separate home office with access from the garage provides a peaceful work environment away from the hustle and bustle of family life. 6 Whiley Road is more than just a house; it's a family haven with room to grow for years to come. Located in a prime blue-chip neighbourhood, this property is where dreams come true. Don't miss your chance to make it your forever home.

Features included, but are not limited to;

- High ceilings
- Split system air conditioning
- Home office
- 2 modern bathrooms plus powder room
- Games room/gym
- Fire place