

**61 Marvell Avenue, Lake Coogee, WA 6166**

THE AGENCY

**Sold House**

Thursday, 5 October 2023

61 Marvell Avenue, Lake Coogee, WA 6166

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 732 m2**

**Type: House**



Team Trolio

0414498596

**\$750,000**

Welcome home to 61 Marvell Avenue Lake Coogee. 1st time ever offered to the market! An Absolutely immaculate and spotless 4 bedroom 2 bathroom quality built residence spaciouly constructed over a sprawling 732 sqm allotment, offering outstanding value, comfort and style for the very fortunate next homeowner. You would be forgiven for thinking that this property was built only recently given the impeccable condition and presentation afforded by the very loving original homeowners who have called this place their own for nearly 4 decades. A brief summary of the many impressive features on offer, included, but are certainly not limited to:

- Stunning renovated gourmet style kitchen with substantial stone benchtops, cabinets and quality appliance
- Spacious formal lounge + formal dining/multipurpose living zone
- Open plan dining/meals area
- Huge sunken games
- Motor rollershutters
- Ducted air conditioning plus ceiling fans
- Remote double garage
- Side Access plus Rear Access
- Multiple Expansive Patios
- Minimal maintenance yet sprawling backyard for entertaining
- Multiple Sheds
- Full sized 732 sqm block
- Solar hot water system
- 16 solar panels

Absolutely spotless throughout and impeccably maintained. Fantastic proximity to recreational amenities, several schools, shopping centres, medical facilities and parklands & public open space.

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.