

**66B West Coast Drive, Marmion, WA 6020**



**House For Sale**

Saturday, 23 December 2023

66B West Coast Drive, Marmion, WA 6020

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Area: 659 m2**

**Type: House**



Sean & Jenny Hughes  
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Oliver Hess  
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## Offers

What we love Located in one of the area's most iconic positions on West Coast Drive is this stunning 2 storey residence offering breathtaking ocean views and magical sunsets all year round. Wake up to the waves every single day as you embrace this dream coastal haven with everything nearby on offer including Marmion Angling Club, Sorrento Surf Life Saving Club, The Little Bay Café down the road and your choice of beautiful beaches. You also have Sacred Heart College minutes away, community sporting facilities, major shopping centres, golf courses and the magnificent Hillarys Boat Harbour close by. No expense has been spared with the construction of this immaculate residence that defines modern quality throughout. This truly is a dream home with everything you could possibly wish for.

What to know

Upstairs:

- An impressive open-plan family, dining and kitchen area with high angled ceilings, custom cabinetry, and a gas log fireplace
- The main living space seamlessly extends outdoors to a super-spacious front entertaining balcony with mesmerising 180-degree ocean views, incorporating Rottnest Island, Fremantle and Hillarys Boat Harbour further north
- Gourmet high-end kitchen with its own Billi tap and double Franke sinks, sparkling stone bench tops, stylish light fittings, a breakfast bar for casual meals, an in-built range hood, a Miele Induction hotplate, double and steam ovens of the same brand, a Miele coffee machine, a Vintec drinks fridge and a stainless-steel integrated Siemens fridge/freezer combination
- A huge scullery next to the kitchen has its own double Franke sinks, an integrated Miele dishwasher, mirrored splashbacks and further Miele gas-cooktop, grill and range-hood appliances
- A sumptuous king-sized master retreat with double privacy doors, an over-sized fitted his and hers walk-in robe, a tranquil rear balcony that is protected from the elements and a deluxe fully-tiled ensuite bubbling spa bath, walk-in rain shower, twin stone vanities and separate toilet
- A built-in study nook/desk
- A large walk-in storeroom and a fully-tiled powder room with a separate toilet

Ground Floor:

- A spacious 4th or guest room offers a lovely sea vista to wake up to, complete with split air conditioning, fully fitted walk in wardrobe, and luxurious ensuite
- The ultimate movie-style experience with a large theatre room featuring double privacy doors, recessed ceiling, integrated audio speakers, 2 tiered seating and a projector
- A giant third bedroom has mirrored built-in robes, ceiling fan and semi-ensuite access into a fully-tiled third bathroom with a shower, separate bath, toilet and stone vanity
- The spacious second bedroom has a ceiling fan, fitted walk-in robe and ensuite/second bathroom with a walk-in shower, a stone vanity and toilet as well
- A generous lounge room with a stone kitchenette (with an Electrolux integrated microwave and a Billi tap)
- A huge tiled alfresco-entertaining area with two ceiling fans, integrated audio speakers and a full outdoor kitchen with an integrated dishwasher and stainless-steel range-hood, barbecue, Westinghouse-oven and double drinks-fridge appliances
- A shimmering below-ground swimming pool with solar-heating, seating and decking for relaxing in the sun
- Laundry with tiled splashbacks

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 [ughesgroup@realmark.com.au](mailto:ughesgroup@realmark.com.au).

Other Features:

- Double glazed external glass throughout
- Keyless pin code front door entrance
- Huge remote-controlled lock-up three-car garage with mezzanine storage space and internal shopper's entry
- Lift that services both levels and also the lower garage level
- Remote-controlled driveway access gate for secure front parking
- High Ceilings
- Ample storage (including wall to wall linen presses)
- Huge under stair storeroom
- Internal profiled doors with extra height
- Ducted reverse cycle air-conditioning
- Feature linear grills security alarm system
- Wooden staircase
- Side Storeroom
- A/V intercom system
- White plantation shutters
- Feature trio stepped ceiling cornices
- Clipsal Satin Series electrical switches/points throughout
- Two instantaneous Rinnai gas hot-water systems, with temperature controls in every bathroom

Stunning home and amazing location – with a gorgeous swimming beach directly across the road, easy walking distance to the Sorrento Surf Lifesaving Club, Hillarys Boat Harbour, Marmion Village Shopping Centre, the sprawling Braden Park, seaside cafes and restaurants, Marmion Primary School and Sacred Heart.