

# 70 Maraboo Loop, North Coogee, WA 6163

## House For Sale

Thursday, 9 May 2024



70 Maraboo Loop, North Coogee, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 185 m2**

**Type: House**



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## MARKET PREVIEW

Tucked away from the hustle and bustle of city life on prestigious Maraboo Island, this exquisite, three-tiered, residence is the epitome of coastal luxury offering an extraordinary, resort-style, living experience, that only a prime (and scarce) waterfront position can provide. A generously proportioned residence that highlights sophisticated finishes, the classic coastal, Hampton's-like, tones blend seamlessly with rich timber and textured accents with the modern open living areas thoughtfully designed with premium finishes, high ceilings, and full-height glazing capturing picturesque marina and coastal views. The ground floor, which is the heart of this home, encompasses the double garage, living, dining and, well-appointed, kitchen areas. The kitchen, which is light, bright and airy, encompasses quality Smeg appliances (integrated dishwasher), ample storage, a walk-in pantry, elegant stone bench tops and a waterfall island bench, provides a serene marina view backdrop out beyond the thirty sqm balcony. The second floor, encompasses two well-proportioned secondary bedrooms equipped with robes, a secondary bathroom featuring a standalone bathtub, the laundry and a large home theatre/study which is cleverly positioned to take in the views of the marina while sitting on the couch or the balcony; a haven for work from home, social gatherings or quiet times alike. The third floor is where anticipation builds as you ascend the stairs and view what is yet to come. The ambient master bedroom, bathed in natural light, provides enviable marina views with its functional design seamlessly connected to the ensuite bathroom, walk-in robe. Coupled with the piece de resistance - a rooftop terrace spanning fifty square metres - the third floor offers an expansive terrace area where sunsets paint the sky in hues of coral and gold and a life under the stars while the built-in barbecue sizzles and laughter echoes across the marina. This is truly a home where memories of a coastal life are etched into the very fabric of the island and where your family can build memories of a lifetime. Key Features include: • 3 bedrooms • 2.5 bathrooms • Home theatre/study • Double garage • Balconies on every floor • Alarm system • Ducted, zoned, air conditioning on every floor • Rooftop BBQ/sink • Powder room on the ground floor • 6.6kwh solar power system • High quality security screens to every opening • Powder room on the ground floor • 323 Sqm of liveable space • Views to the marina and ocean from every level Council rates: \$3500/ a Water rates: \$1792/ a Disclaimer: In the preparation of this document, we have exerted our utmost effort to ensure the accuracy and truthfulness of the information provided. However, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may be present. Interested parties are encouraged to conduct their own investigations to confirm the validity of the information contained herein.