

# 74 Highclere Boulevard, Marangaroo, WA 6064



## House For Sale

Tuesday, 2 April 2024

74 Highclere Boulevard, Marangaroo, WA 6064

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 688 m2**

**Type: House**



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## Set Date Sale

HOME OPEN WEDNESDAY 10th APRIL: 5.30 - 6.15pm SET DATE SALE - ALL OFFERS PRESENTED BY 6pm TUESDAY 16TH APRIL - Unless sold prior. Welcome to 74 Highclere Boulevard! Where modern comfort meets convenience at every turn - It's the perfect home for your family to thrive and grow! Snapshot: 4 bedrooms - semi ensuite bathroom - lounge - dining - family/meals - kitchen - central enclosed patio with outdoor spa - rear patio overlooking backyard - secure remote undercover parking for 2 cars - split system A/C - security alarm. What we love: The care and attention that has gone into modernizing and renovating this spacious family home. New quality hybrid timber flooring and twinkling LED downlighting adds contemporary appeal, while freshly painted walls create a crisp, clean canvas. New window treatments adorn most rooms, and the updated kitchen and bathroom are both stylish and functional, ensuring that every aspect of daily living is catered to with ease. We also love the ultra-convenient location - Just a few doors down you'll find the local medical centre, mini-mart, fish & chip shop, and Canton BBQ restaurant. Next door to this is beautiful John Moloney park, providing the perfect backdrop for family outings and leisurely strolls. Public transport is a breeze, with a bus stop conveniently located right outside your door. Plus, a variety of schools are close by, making the morning school run a stress-free affair. But it's not just the location that makes this home special - it's the thoughtful features and additions that truly set it apart! What to know: A secure carport with remote door offers undercover parking for two cars in tandem, and also provides drive-through access to the backyard. Guests are always welcome with ample additional parking at the front. A protected front porch provides added privacy and sets the tone for the inviting interior. Inside, you'll find a layout that's perfect for modern family living. Stepping through the separate entry you'll discover a spacious front lounge room which flows seamlessly into an adjoining dining area or study zone, whilst the open plan kitchen and family/meals area provides a versatile space for everyday gatherings and entertaining. One of the highlights of the home is the central enclosed patio, accessible from both the lounge and family areas. Featuring an outdoor spa, this protected entertaining haven can be enjoyed all year-round! The master bedroom is positioned at the front of the home featuring built in robes and convenient access to the semi-ensuite bathroom, which has been tastefully modernised and renovated to include a separate bath, oversized shower, new vanity unit, and separate W/C. Three additional bedrooms provide ample space for extra family members or visiting guests, and to ensure comfort in any weather the home is equipped with 4 split system air conditioning units. And for added peace of mind, a security alarm system is also included. Outside, the delight continues with an additional covered patio area providing even more entertaining space which overlooks the spacious yet easy care backyard featuring three garden sheds and a variety of foliage plants including citrus trees, dwarf fig tree and a variety of grape vines. With plenty of room for a pool, workshop, or granny flat, the potential for future growth is endless! This lovingly modernized family home offers everything you could possibly need for a comfortable and convenient lifestyle. Don't miss the opportunity to make it yours! The location: - 500m to John Moloney Park - 700m to Rawlinson Primary School - 2.6km to Kingsway Christian College - 1.6km to Alexander Heights Shopping Centre - 2.6km to Darch Plaza - 5.1km to Warwick Shopping Centre - 2.6km to Kingsway Indoor Stadium - 3.6km to Marangaroo Golf Course - 3.9km to Warwick Stadium - 8.5km to Beach - 11.7km to Hillarys Marina - 15.4km to Perth CBD PLEASE NOTE: \*\* Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. Interested parties are encouraged to carry out their own due diligence in respect of this property prior to putting in an offer.