

**8/34 Marri Road, Duncraig, WA 6023**



**Apartment For Sale**

Wednesday, 12 June 2024

8/34 Marri Road, Duncraig, WA 6023

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Frances Goncalves

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## **Under Offer. #13 still available.**

Home Open Cancelled.UNDER OFFER.Apartment #13 is still available.Nestled on the first floor of the impressive corner complex that is "Lihano Terrace", this stylish 2 bedroom 2 bathroom apartment offers quality modern living for professional couples, down-sizers and first-home buyers alike, also destined to interest investors seeking their next generous rental return.The headline act here is a huge 34sqm covered alfresco-entertaining balcony off the well-lit open-plan living, dining and kitchen area that itself is spacious in size. The corner kitchen plays host to a range hood, a Miele gas cooktop, Miele oven, dishwasher of the same brand, tiled splashbacks and a storage pantry, whilst the larger master suite is the obvious pick of the bedrooms – boasting a walk-in wardrobe and an intimate ensuite bathroom with a vanity, shower and toilet.The separate main bathroom also features a shower and powder vanity, alongside a cleverly-concealed European-style laundry behind full-height sliding doors that makes the most of both the wall and floor space on offer. A secure single parking bay and allocated 4sqm (approx.) storeroom in the basement help complete this wonderful package.The Little H Café downstairs is a local institution, with only metres separating the development from the recently-upgraded Dun Craig Shopping Centre – home to the new Community Coffee establishment, the ever-popular Dun Craig Fresh IGA supermarket and the soon-to-be-open Rocky Ridge Brewing Co. Throw in a very close proximity to Dun Craig Primary School (around the corner), Dun Craig Senior High School, bus stops, lush local parklands, community sporting facilities, the freeway, the Warwick and Greenwood Train Stations, St Stephen's School, Padbury Catholic Primary School, beautiful beaches, Hillarys Boat Harbour and even the new Hillarys Beach Club and you have yourself a location that most can only dream about. Your urban oasis awaits you here at "Lihano Terrace"!Other features include, but are not limited to;-?Lift access to all levels – plus key and security-swab controls-?Splendid tree-lined balcony views-?High ceilings-?Tiled living/dining/kitchen area-?Carpeted bedrooms-?Split-system reverse-cycle air-conditioning-?Mirrored built-in robes to the 2nd bedroom-?Separate 2nd toilet-?Secure A/V intercom system-?Quality modern blind fittings-?Down lights-?Shadow-line ceiling cornices-?Skirting boards-?Outdoor power points on the balcony-?Small strata group of only 20 apartments – with over 75% of residents being owner-occupiers-?Constructed in 2017To find out more about this property, you can contact agent Frances Goncalves on 0414 136 151 or by email at fgoncalves@realmark.com.au