

9 Drury Court, Marmion, WA 6020

House For Sale

Friday, 17 May 2024

9 Drury Court, Marmion, WA 6020

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 798 m²

Type: House



Luke Langford

0493672956

Offers over \$1,400,000

All offers to be presented to the Sellers 9am Friday the 24th of May 2024. Welcome Home to 9 Drury Court, Marmion Presenting to the market the perfect opportunity to secure your very own piece of prime Marmion real estate. This lovely family home offers a wonderful lifestyle with an abundance of potential. Enjoy the terrific cul-de-sac tranquility and the stunning Braden Park is just through the alleyway of this exceptional home. Accompanying this well-maintained four-bedroom, two-bathroom family home is an exciting opportunity to take full advantage of a spacious Marmion block on 798sqm. Perfectly located just 850m from the stunning WA coastline, Marmion Village Shopping Centre, the MAAC Club, and an array of primary and secondary schools, this block offers endless possibilities for the lucky new owner, whether you choose to renovate the existing property or build your dream home. The home features a functional floor plan with separate formal and casual living/eating areas, covered outdoor entertaining, and ample parking space, including side access for a boat, caravan, trailer or all 3! along with additional parking on the left-hand side of the property. WHY YOU SHOULD PUT THIS ON YOUR MUST-SEE LIST:- Cul-de-sac location- Solar panels - Huge side access with room for all the toys!- Large living room off the entry leading to the kitchen- Original kitchen with ample bench space and views over the backyard patio- Outdoor kitchen with hotplates and oven- Formal dining room with reverse cycle air conditioning, opening onto the outdoor patio area- Master bedroom with a walk-in robe, air-conditioning, and renovated ensuite bathroom- Multiple sheds - Ensuite bathroom with shower, vanity, and toilet- Three minor bedrooms with built-in robes- Family bathroom with shower, vanity, and toilet- Reticulated gardens with a bore- Outdoor Hotplates & Kitchen THE LIFESTYLE YOU WILL LIVE: The location is truly exceptional. Just around the corner, you'll find Braden Park, Marmion Village Shopping Centre, Marmion Primary School, and several bus stops. Nearby, there are also Marmion Beach, a variety of cafes and restaurants, the Flora Terrace food and coffee strip, Marmion Angling and Aquatic Club, Carine Senior High School, Sacred Heart College, Sorrento Quay, Hillarys Boat Harbour, and community sporting facilities. This property presents a fantastic entry-level home in the sought-after suburb of Marmion. Don't miss out on this rare find! **THE DETAILS YOU WILL NEED:** - Council rates: \$1,750 per annum (approx.)- Water rates: \$1,345.53 per annum- Block size: 798sqm- Zoning: R20- Build year: 1979- Primary school catchment: Marmion Primary School- Secondary school catchments: Carine Senior High School- Potential rental return: \$900+ per week For further information about this remarkable property, kindly reach out to agent Luke Langford at 0493 672 956 or luke@ascentpropertyco.com.au. **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.