

**9 Leach Street, Marmion, WA 6020**

**Realmark**

**House For Sale**

Friday, 3 November 2023

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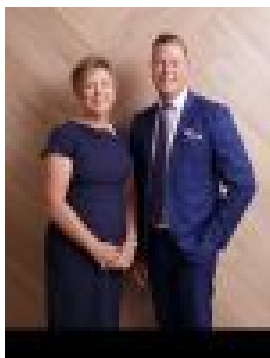
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 437 m2**

**Type: House**



Sean & Jenny Hughes  
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Oliver Hess  
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## SET DATE SALE - Offers close 22 November at 4pm

What we love This street-front stunner in sought-after "Marmion Cove" is no less than a sublime 4 bedroom 2 bathroom two-storey coastal haven that encourages quality modern living and is conveniently situated just footsteps away from beautiful Marmion Beach. At ground level, the second and fourth bedrooms off the entry both have built-in double-door wardrobes, whilst the nearby third bedroom has mirrored built-in robes – opposite the main family bathroom and its separate shower and bathtub. Also downstairs are a separate toilet, a functional laundry with sliding-door linen storage and outdoor access for drying, a built-in double-door hallway storage cupboard with shelving, one of two separate studies and a spacious activity room, opening out to a delightful alfresco-entertaining area at the rear that has café blinds and extends to an expansive decked yard, framed by low-maintenance gardens. Upstairs, a larger second study – or home office – neighbours the commodious master-bedroom suite and is perfectly positioned to be either a nursery or fifth bedroom, playing host to a very generous fitted walk-in wardrobe and its own private front balcony, as well as an over-sized ensuite with a bubbling corner spa bath, a separate shower, a vanity and separate toilet. The huge open-plan family, meals and kitchen area is the headline act of a "reverse" floor plan however, extending out to a fantastic covered balcony (with remote electric blinds) for extra entertaining and a stunning snapshot of the ocean views on offer over the treetops. The kitchen itself will impress you with its Ilve oven, gas cooktop, stainless-steel range hood and sleek white Miele dishwasher that add a touch of class to an overall sense of contemporary comfort. What to know Extras include a securely-gated front porch with a shade sail over its preceding decking, solid wooden Jarrah floorboards, sparkling granite bench tops throughout, high ceilings, ceiling fans, a 5kW solar power-panel system with a one-phase inverter, quality silk curtains to the master suite, blinds to the rest of the house, ducted reverse-cycle air-conditioning upstairs, three split-system reverse-cycle air-conditioners downstairs, down lights, feature ceiling cornices and a decent double lock-up garage with internal shopper's entry, external access and extra-large additional storage space. Gorgeous Braden Park, Marmion Primary School and even Marmion Village Shopping Centre are all around the corner and just walking distance from your driveway, with the popular Marmion Angling and Aquatic Club, a host of seaside cafes and restaurants, the new Hillarys Beach Club and the magnificent Hillarys Boat Harbour all just minutes away in their own right. Also in close proximity are the likes of other top schools (including Sacred Heart College), the new-look Karrinyup Shopping Centre, public and private golf courses, picturesque bushland walking trails and public transport. Now this is what you call making the most of living on the coast. 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 [hughesgroup@realmark.com.au](mailto:hughesgroup@realmark.com.au). Main features- 4 bedrooms, 2 bathrooms- Upstairs and downstairs studies- Ground-floor activity room and minor bedrooms- Upstairs open-plan family/meals/kitchen area- Spacious upper-level master suite- Outdoor alfresco, balcony and decked entertaining- Large double garage- Easy-care street-front block- Built in 2003 (approx.)