

9 Merion Place, Connolly, WA 6027

House For Sale

Tuesday, 23 April 2024

9 Merion Place, Connolly, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 672 m2

Type: House



Bridget Donnelly

0894470011

From \$999,000

Nestled within a secluded cul-de-sac setting that just happens to also be situated around the corner from a world-class golf course at the stunning Joondalup Resort, this impeccably-presented – and fully-renovated – 4 bedroom 2 bathroom home, leaves you and your loved ones with absolutely nothing to do, other than to simply bring your belongings, move straight on in and allow those sensual sea breezes to filter through. Beyond a striking double-door entrance lies a carpeted study, next to a huge front master-bedroom retreat with split-system air-conditioning, a ceiling fan, a walk-in wardrobe and a fully-tiled and revamped ensuite bathroom – comprising of a walk-in rain shower, a corner bathtub, a stone vanity and a toilet. Gorgeous double French doors reveal a sunken and spacious formal lounge room that is reserved for those special occasions and has its own ceiling fan and a gas bayonet for heating. A separate single French door shuts off the central tiled open-plan dining and kitchen area from the home's entrance, with its high ceilings complemented by a breakfast bar for quick bites, sparkling granite bench tops, double sinks, a storage pantry, fridge plumbing, a stainless-steel range hood, a new Smeg Induction cooktop, an Ariston oven, a stainless-steel Bosch dishwasher and an internal atrium with a skylight – doubling as a potential site for a future staircase, should you ever add a second storey later down the track, commanding lovely ocean views if doing so. It all overlooks a sunken and tiled family room with a ceiling fan, an Osburn pot-belly wood-fire heater and access into a massive games room – complete with split-system air-conditioning and a built-in granite bar. The minor sleeping quarters are serviced by a sumptuous fully-tiled – and modernised – main bathroom, with a rain shower, separate bathtub, twin Caesar Stone vanities to help reduce traffic at family peak-hour and under-bench storage space for good measure. Outdoors and off the family room sits a fantastic rear entertaining pergola, benefitting from splendid ocean glimpses whilst protected by the surrounding trees. A sunken easy-care backyard is dominated by artificial turf and leaves more than enough room for a swimming pool (if you are that way inclined), whilst a side patio and deck area encourages further covered entertaining in complete privacy. Stroll through the nearby walkway and to the closest bus stop on Shenton Avenue, with the property also within a very handy proximity of the freeway, Joondalup Train Station, the Connolly Community Centre, Connolly Primary School, Lake Joondalup Baptist College, Mater Dei College, the Joondalup Health Campus, shopping at both Currambine Central and Lakeside Joondalup, pristine northern beaches and the exciting new Ocean Reef Marina redevelopment that is now officially under way. A desirable lifestyle awaits – as does a superb residence that you are destined to cherish and appreciate, for many years to come! Other features include, but are not limited to;

- Solid brick-and-tile construction
- New carpets in the study, bedrooms and formal area
- Carpeted games room
- Huge 2nd bedroom with a walk-in robe and a new split-system air-conditioning unit
- 3rd/4th bedrooms with BIR's
- Renovated laundry with storage, a separate 2nd toilet and outdoor access for drying
- Linen press
- CrimSafe security doors
- Gas hot-water system
- Double lock-up carport
- Corner garden shed at the rear
- Low-maintenance gardens
- Reticulated front yard
- 671sqm (approx.) block with a side-access gate to the backyard
- Built in 1993 (approx.)
- Ocean glimpses

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.