

**15 Marul Road, Cable Beach, WA 6726**



**House For Sale**

Monday, 8 July 2024

15 Marul Road, Cable Beach, WA 6726

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 575 m2**

**Type: House**



Stephen Cole

0891922122

## Offers Above \$749,000

Stephen Cole is proud to present 15 Marul Road, Cable Beach. Located in Cable Beach's renowned Six Seasons Estate, just a short walk from the golden sands, this beautifully crafted home offers spacious, modern family living with a host of features front to back. Split across two contemporary levels, the home boasts the flexibility for families at all stages of life and comes packed with plenty of personality. Fully fenced, the character home boasts great street appeal thanks to lush tropical gardens complete with a mature feature boab and towering palms. The huge carport with pitched roof and rear storeroom has room for 4 vehicles including a boat/caravan or trailer, with a separate cracked dust driveway with gated side access to the rear. Spacious and stylish is the only way to describe the gorgeous interior with feature wood and burnished concrete flooring, raked ceilings and abundant natural light thanks to louvre windows throughout. The open-plan living and dining areas open into the modern kitchen with big built-in pantry, stainless steel appliances, beautiful garden views and plenty of bench and cupboard space. Additional standout features downstairs include a generous bedroom with built-in robe, ceiling fan, air conditioning, and ensuite, a large separate laundry complete with built-in linen cupboard and additional toilet, air conditioning, window blinds, ceiling fans, modern downlights, and more! Upstairs, you'll discover a dedicated bedroom zone with two large bedrooms, both with built-in robes, ceiling fans, air conditioning, and ensuites, and both with access to the stunning enclosed balcony. If you enjoy entertaining, you're blessed with choice thanks to stunning, spacious entertaining spaces both upstairs and down. Whether it's a balcony BBQ with the family or a garden party with friends, you're sure to be a popular destination come the weekend.

Low-maintenance gardens mean one less thing to worry about, while there's plenty of grass for the kids and pets to play and a separate 3m x 3m shed for all your tools and toys. Located close to local schools, parks, and amenities and within a short drive to bars, restaurants, resorts, the Surf Club, and the beach, this amazing family home is sure to attract plenty of attention. Get in fast, or risk missing out! For further property details, or to arrange a private inspection, please contact Stephen Cole on 0433 349 777 or email [stephen.cole@raywhite.com](mailto:stephen.cole@raywhite.com). • Shire approx. \$3200pa • Water approx. \$1500pa • 2010 Built, 575sqm • Tenanted at \$pw until 12/31/2024 Disclaimer: \*The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance. \*\*ADVERTISING PHOTOGRAPHY INCLUDES DIGITAL FURNITURE FOR GUIDANCE PURPOSES ONLY\*\*