

**24 Maraboo Loop, North Coogee, WA, 6163**

**House For Sale**

Wednesday, 14 August 2024

WHITE HOUSE  
PROPERTY PARTNERS

24 Maraboo Loop, North Coogee, WA, 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Premium Waterfront Resort-Style Living

Nestled along a stretch of shoreline within the world class Port Coogee Marina, Maraboo Island is a rare collection of resort-style, waterfront residences that indulge the senses and seamlessly blend into the landscape and natural beauty of its surrounds; salty sea breezes, picturesque sunsets, pristine turquoise waters and white sandy shores. You won't have to venture far from the comfort and serenity of your island home for anything you need either - there's the Port Coogee shopping village a walk away or the vibrant buzz of Fremantle a short 10 minute drive down the road.

From flawless design through to prestigious build in 2020, the award-winning developers Megara had a clear vision for Maraboo Island; create a one-of-a-kind place to live in an unrivalled location.

A bridge with a whalebone rib design takes you across the idyllic isle that curves around Ngarkal Beach. Boats moored within the marina dot the horizon while the soothing sound of waves welcome you towards the front door.

Step inside where the magic of luxurious modern living unfolds; a coastal toned colour palette, high ceilings, engineered Hampton timber flooring, smart system air-conditioning, an abundance of natural light through the walls of glass and remote-controlled sheers and blinds that glide open to unveil the spectacular views across the marina. Slide open the stacker doors to welcome the sea breeze in - and step outside to your own private outdoor oasis above the water where daily tranquillity awaits. Enjoy a morning coffee here, alfresco dining with loved ones, or unwind with an evening drink as the sun sets on this slice of paradise.

The generous open-plan layout encompasses the kitchen, dining and living, inviting you to relax and unwind against the serene backdrop of island vistas. The designer kitchen is finely appointed with luxe fixtures and fittings; stone benchtops, glossy-white subway tiles, soft-close cabinetry, a roomy walk-in pantry, large breakfast bar and high-end appliances including a gas stovetop, electric oven and dishwasher. The laundry and guest toilet is discreetly concealed behind the kitchen (accessed via a door off the hallway) with a shopper's entry from the double lock-up garage.

Upstairs completing this home you'll find three bedrooms; two with balcony access and east-facing views across the water (and all with lush carpet underfoot), and two bathrooms (one with a built-in bath). Two bedrooms have built-in, sliding mirrored wardrobes while the master domain boasts a spacious walk-in robe and stylish ensuite design (echoed by the second bathroom) with ceramic basins, stone bench tops, a shower and toilet.

With the water on your doorstep, maritime adventures beckon you to play; enjoy an ocean dip at Ngarkal Beach, snorkel at the Omeo shipwreck, try your luck at a local fishing spot or take a jet-ski out for a spin. Taking inspiration from surrounding neighbours, the new owners might consider building their very own private jetty in front of their home (STCA) making it even easier to access and enjoy the crystal waters of the Indian Ocean.

There's an array of shops, cafes and restaurants close by including Dome cafe or Coogee Common for locally sourced food and wine and plenty of parklands for grassy picnics in the sun. Those who love an active lifestyle will enjoy a range of walking and cycling paths along the coast, loved by families and dog owners alike.

Don't miss your chance to unlock the wonders of premium waterfront living on an unparalleled scale; this stunning seaside sanctuary is more than just a home - it's a lifestyle too.

Features include:

- 3 bedrooms, 2.5 bathrooms, 2 car
- Part of the exclusive Maraboo Island precinct within Port Coogee Marina
- Built in 2020 by award-winning developers Megara
- Coastal colour palette, stunning ocean views
- Open-plan kitchen, dining & living layout
- Separate laundry with toilet, shopper's entry to double lock-up garage

- Engineered timber flooring, lush carpets, smart system air-conditioning
- Private alfresco above the water, east-facing balconies upstairs
- Landscaped garden surrounds, easy-care artificial lawn at rear
- Exceptional outdoor lifestyle; swim, snorkel, boat, dive, fish
- Walk or bike to nearby parks
- Close to cafes, restaurants & shops including Dome, Port Coogee shopping village, Coogee Common
- Fremantle & surrounds 10 minute drive away

Council Rates: \$4,000.00 per annum (approx)

Water Rates: \$1,768.04 per annum (approx)

For more information, please call Exclusive Selling Agent Carlie Baker on 0407 771 553