

**27 Marapana Road, City Beach, WA 6015**



**House For Sale**

Friday, 5 July 2024

27 Marapana Road, City Beach, WA 6015

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 799 m2**

**Type: House**



Vivien Yap  
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Emma Milner  
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## CONTACT AGENT

Nestled on a sprawling central City Beach block with a breathtaking ocean outlook that includes views of magical evening sunsets and our famous Rottnest Island in the distance, this charming 4 bedroom 1 bathroom original character gem beckons with endless possibilities to craft your ideal family retreat in the very near future. Imagine the serene waves as your backdrop, where every dusk paints a new masterpiece across the horizon. The existing dwelling can easily be either lived in or rented out until you decide on what your next move will be and is headlined by a massive "blank canvas" of a backyard that leaves ample space for outdoor entertaining or even a swimming pool down the track, if you are that way inclined. Internally, high ceilings and solid wooden floorboards help preserve the residence's nostalgia of decades past, with a huge lounge room kept comfortable by split-system air-conditioning. It also leads into a tiled dining area from where the spectacular sea vista is very prevalent, with the stylish adjacent kitchen also tiled for low-maintenance living and playing host to quality bench tops, an appliance nook, double sinks, a Fisher and Paykel electric cooktop and a separate oven of the same brand. The laundry off here even enjoys direct access to the expansive rear yard. Also downstairs is a front bedroom, a generous second bedroom with easy-care timber-look floors and access out to a private alcove preceding the backyard, a carpeted spare bedroom, a separate toilet, a practical bathroom with a Roman shower/bath and an activity area at the bottom of the staircase. Upstairs, what could very well be your own relaxing master-bedroom retreat enjoys access out on to its own tranquil back balcony, with the best vantage point of all - capturing sensual sea breezes and a combined Indian Ocean, Rottnest and sunset aspect, at the very same time. Stunningly overlooking City Beach Primary School across the road, this promising abode is also only walking distance away from City Beach Residential College, picturesque Bold Park and Reabold Hill, the Bold Park Aquatic Centre, the Wembley Golf Course, bus stops, sprawling City Beach Oval and beautiful City Beach itself - including its wonderful array of restaurants. Food and shopping along The Boulevard or at Floreat Forum is also within arm's reach, as are Hale School, Newman College, Shenton College (catchment zone), major shopping centres (including the new-look Karrinyup precinct), alternative public-transport routes and even the city. Embrace the allure of coastal living and seize the opportunity to one day build your dream home in this idyllic setting, within moments of the glorious surf and sand!

**FEATURES:**

- Amazing ocean, Rottnest Island and sunset views
- Entry verandah
- High ceilings
- Timber floors
- Downstairs lounge and dining areas
- Contemporary kitchen with electric cooking appliances
- Three spare bedrooms, the bathroom, a separate toilet and the laundry - all located downstairs
- Activity area
- Built-in storage to the entrance area
- Spacious upstairs master bedroom - with its own private balcony
- Split-system air-conditioning
- Skirting boards
- Massive "blank canvas" of a backyard
- Electric hot-water system
- Large single lock-up garage
- Separate driveway parking space for multiple extra cars
- Large 799sqm (approx.) block with views across to the City Beach Primary School oval
- Built in 1963 (approx.)

For more information call Vivien Yap on 0433 258 818 or Emma Milner on 0421 213 000.

**Rates & Local Information:** Water Rates: \$1,506.49 (2022/23) Town of Cambridge Council Rates: \$3,484.78 (2023/24) Zoning: R12.5 Primary School Catchment: City Beach Primary School Secondary School Catchments: Shenton College

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.