

# 34 Cumbine Loop, Martin, WA 6110

## House For Sale

Monday, 8 July 2024

34 Cumbine Loop, Martin, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 434 m2

Type: House



Louise Smith

## Offers Over \$799,000

Harcourts Home Real Estate warmly invites you to 34 Cumbyne Loop, Martin. Discover this beautifully appointed, 2015 built, state-of-the-art Celebrations Homes four bed two bath residence on approximately 434 sqm block. It offers a perfect blend of modern convenience as well as the latest advancements in design and technology, ensuring the highest standards of comfort, efficiency and functionality. Nestled among well-maintained and attractive homes this property is situated close to Lumen Christi College. A perfect opportunity for those looking to downsize, FIFO and families seeking comfort, security and style! This stunning home boasts an open plan kitchen and dining area that effortlessly combines style and functionality, perfect for entertaining and every day living. The family room is soundproof, providing a quiet and private space to relax and enjoy your activities without outside noise disturbances. For the movie enthusiasts, the home features a dedicated cinema room, providing a luxurious retreat for enjoying your favourite films. The gourmet kitchen is equipped with stainless steel appliances, including a 4-burner gas cooktop with a wok burner, a 900mm electric oven, a dishwasher and a spacious bench with plenty of storage. A generously sized master bedroom features a walk-in robe for ample storage and the large ensuite, with separate toilet, is conveniently located off to the side, offering privacy and convenience. The home offers three generous minor bedrooms each complete with a sensor and built-in robe providing ample storage. Additionally, most windows are secured with Crimsafe screens, ensuring enhanced security and peace of mind. The main bathroom is elegantly appointed with a separate shower and luxurious bath, offering a perfect blend of practicality and relaxation. Additional features include LED lighting throughout that enhances the modern aesthetic of the home and reverse cycle air conditioning ensures comfortable living throughout the year. The double garage features an automatic roller door, providing secure parking with the added convenience of a shelving area for storage as well as access to the backyard. Stay connected with the fully installed Starlink satellite for the internet and the alarm system with the two front security cameras provide added safety. Enjoy energy efficiency with solar panels and effortlessly maintain the lawned gardens and garden beds with wireless controlled reticulation. Feel secure with a top-notch ADT monitored security system and security screens on all doors for added peace of mind. The back yard has established fruit trees, including a blood orange & lemon tree, as well as herbs in the raised garden beds to help with your culinary delights! The climbing roses along the fence burst into beautiful blooms each Spring, providing a colourful backdrop whilst enjoying a cuppa in your alfresco area. This gorgeous property is approximately: • 1.8 kms to Bright Sparks Early Learning Centre • 1.9 kms to Coles Shopping Centre • 2.3 kms to Gosnells Healthcare Centre • 7.7 kms to Armadale-Kelmscott Memorial Hospital • 10 kms to Westfield Carousel Shopping Centre • 19.5 kms to Terminal 3 & 4 Airport Don't miss out on this incredible opportunity to own a piece of paradise. Make this dream home yours today! Martin is a suburban area situated in the southeastern outskirts of Perth, within the City of Gosnells municipality, characterised by its rural and rural-residential charm. It remains predominantly unspoiled by urban development, extending from the tranquil banks of the Canning River into the picturesque foothills. Portions of the suburb are conveniently near Gosnells where residents can enjoy ample public open spaces, including the scenic attractions of Banyowla Regional Park, Ellis Brook Valley Reserve, Quarry Park & Wrights Brook Region Open Space. Please call, email, SMS or instant message our team anytime to secure your viewing. **DISCLAIMER:** The contained description is for advertising and marketing purposes only. Every care has been taken with the preparation of the information supplied. We can not guarantee their accuracy and accept no responsibility for the results of any actions taken, or any reliance placed upon this document. All interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained in the text are not intended to form part of any contract.