

**36 Mckirdy Way, Marmion, WA 6020**



**House For Sale**

Monday, 1 July 2024

36 Mckirdy Way, Marmion, WA 6020

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 720 m2**

**Type: House**



Ben Keevers

0892461434

## ALL OFFERS BY 17TH JULY

All offers presented by 6.00pm on Wednesday 17th July 2024 (unless sold prior). The sellers reserve the right to accept an offer prior without giving notice. Nestled in a tranquil and highly sought-after cul-de-sac, this expansive 720sqm block, directly across from McKirdy Park, offers an exceptional development opportunity (subject to WAPC approval) with its R20/25 zoning. The property benefits from dual front and rear lane access, enhancing its appeal for potential development. The original four-bedroom, two-bathroom family home features a light-filled master bedroom that overlooks the front garden and park, providing a peaceful retreat. Cozy evenings can be enjoyed in the sunken lounge room, which is equipped with gas heating for added comfort. Evaporative air conditioning throughout the house ensures a cool and pleasant atmosphere during warmer days. A standout feature of this property is the newly renovated separate accommodation, consisting of one bedroom and one bathroom. This additional space is perfect for guests or extended family members seeking privacy. The outdoor living space boasts a spacious entertaining area complete with a pergola, making it perfect for gatherings throughout the year. Additionally, a large rear shed with an attached workshop offers ample space for hobbies or storage needs. WHAT WE LOVE: • Quiet cul-de-sac location opposite McKirdy Park • 720sqm block zoned R20/R25 with front and rear lane access • Renovated granny flat with kitchenette and private access • Double carport and off-street parking • Large rear shed with connected workshop • Evaporative air conditioning throughout • Light and bright master bedroom with separate WC • Spacious outdoor entertaining area with pergola • Short walk to Marmion Primary School • Short walk to Marmion Beach and MAAC • Close to Marmion Village and Duncraig Village • Close to Westfield Whitfords and Karrinyup Shopping Centre With plenty of off-street parking available, this property truly has it all, combining convenience, comfort, and potential for future development. In terms of location, it doesn't get much better! Marmion Beach and Marmion Angling and Aquatic Club are a short walk away, Braden Park, Robin Park and Marmion Shopping Village are all within walking distance. Marmion Primary School is just a short walk or ride away. Marmion Beach, cafes and restaurants, the Flora Terrace food and coffee strip, Marmion Angling and Aquatic Club, Carine Senior High School, Sacred Heart College, Sorrento Quay, Hillarys Boat Harbour, community sporting facilities and so much more are also close by. Opportunities in this tightly held pocket do not come around often! To discuss further please contact Ben Keevers on 0404 056 010. Disclaimer: This information is provided for general information and marketing 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.