

**44 Margaret Street, Watermans Bay, WA 6020**



**House For Sale**

Tuesday, 2 July 2024

44 Margaret Street, Watermans Bay, WA 6020

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



Jason Jowett  
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## All Offers Presented by 16th July

All Offers Presented by 12pm Tuesday 16th July (Unless Sold Prior) For more information including a detailed Property Information Pack - Contact: Jason Jowett

Occupying a commanding position that benefits from lush green views across the many treetops of the majestic "Class A" Star Swamp Bushland Reserve nearby, this immaculate 4 bedroom 2 bathroom two-storey residence finds itself nestled within a very tranquil pocket of the suburb – and just footsteps away from crystal-clear Indian Ocean waters, as well. This quality build combines modern comfort with a desirable low-maintenance lifestyle, with a gated front-yard lawn area doubling as a splendid entry into the home. Downstairs, you will find a carpeted theatre room behind the privacy of double doors, with a huge master-bedroom suite also carpeted under foot and boasting a walk-in wardrobe and a large ensuite bathroom – bubbling spa bath, separate shower, vanity, two-way powder-room access and all. Gorgeous double French doors shut off the remainder of the ground floor, inclusive of a laundry with ample under-bench cupboard storage, a double-sliding-door linen press and external/side access for drying. The elevated open-plan family, dining and kitchen area is where most of your casual time will be spent and is impeccably tiled, with its high ceilings complemented by two fans, a gas bayonet for heating and media and buffet recesses on either side of the room. The generous proportions of the kitchen will keep the resident chef happy, as will its breakfast bar, walk-in pantry, double sinks, water-filter tap, microwave nook and excellent stainless-steel dishwasher, Fiori range-hood and 900mm-wide six-burner gas-cooktop and oven appliances. Outdoor access from the family room is rather seamless and reveals a fabulous alfresco-entertaining area that can be fully enclosed – and protected from the elements – by remote-controlled café blinds. Limestone pavers, palm gardens and high rear walls all add to the serene ambience out here and ensure the alfresco – and internal living spaces – aren't overlooked by any neighbours. Upstairs, chirping local birdlife can be heard and a pleasant vista of the lovely Hamersley Park across the road can be indulged from the covered front balcony, where dual eastern and northern aspects allow for magical sunrise views, as well as a mesmerising tree-lined outlook during all other parts of the day. Double French doors link the balcony to a spacious carpeted retreat-come-lounge room, servicing the minor sleeping quarters. The carpeted second and third bedrooms both have built-in double robes, whilst a commodious fourth or "guest" bedroom suite makes for an ideal alternative master wing with its own walk-in robe, balcony access and semi-ensuite access into a stylish main family bathroom with a deep bathtub, a separate shower and a vanity for washing up. Hop, skip or jump around the corner to the vibrant Flora Terrace café and restaurant strip, as well as Watermans Bay Beach and its glorious surf and sand. A close proximity to bus stops, the verdant green Braden Park, Marmion Village Shopping Centre and Marmion Primary School shouldn't be underestimated either, with the Marmion Angling and Aquatic Club, Little Bay, Sorrento Quay, the magnificent Hillarys Boat Harbour, Trigg Point, public and private golf courses, community sporting facilities, major shopping centres (including the new-look Karrinyup precinct), the freeway, train stations, Sacred Heart College and other top schools all so easily accessible within a matter of only minutes. Coastal convenience has never been so impressive. For polished and sophisticated living, where there is absolutely nothing for you to do other than to simply move straight on in, look no further!

Other features include, but are not limited to:

- Double-door tiled entry foyer
- Large tiled under-stair storeroom
- Double upstairs linen press
- Separate 2nd toilet on the upper floor
- Solar-power panels
- Ducted reverse-cycle air-conditioning
- Security-alarm system
- ABUS audio controls to the upstairs retreat (integrated ceiling speakers) and the alfresco area (outdoor wall speakers)
- Feature ceiling cornices
- Security doors
- Gas hot-water system
- Front reticulation
- Extra-large remote-controlled double lock-up garage with high ceilings, access to the rear and internal shopper's entry
- Side access between the front and rear gardens
- 455sqm green title block
- Built by Webb & Brown-Neaves

Disclaimer: This information is provided for general information 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.