

# 44 Marginson Dr, Landsdale, WA 6065



## House For Sale

Monday, 8 July 2024

44 Marginson Dr, Landsdale, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 305 m2**

**Type: House**



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## Offers from Mid \$900's

Nestled within Landsdale's prestigious Alto Estate, this contemporary 4-bedroom, 2-bathroom home offers luxurious living in a serene and elevated pocket. From the moment you step inside, you will be captivated by the modern design, open plan living and thoughtful custom features. The Chef's kitchen includes a breakfast bar, walk-in pantry with a benchtop, double sinks, glass splashbacks and Westinghouse stainless steel appliances. The open-plan living, dining and games rooms connect with a versatile separate home theatre room. Custom-built cabinetry throughout all of these spaces, provide clean minimalist lines and premium living. The super king-sized master retreat boasts dual walk-in wardrobes, complimented by a separate feature wardrobe to house your fashion collection. The ensuite includes twin vanities, double-sized shower and separate enclosed toilet. Three additional bedrooms have full-height fitted wardrobes with mirrored sliders and large windows overlooking key outdoor features. The commodious double-sized fourth bedroom (or guest room) overlooks the outdoor spa area. Seamlessly step outside of the open plan living via double sliders to your private tropical resort-style oasis. An expansive alfresco-entertaining area is an entertainer's dream, complete with a ceiling fan, stone wall features, barbecue, full width patio blind and composite timber decking. Whether it's a sunny summer day or a chilly evening, the 10-seater spa with 3 recliners is perfect for year-round enjoyment. The custom-built cubby house, slide, swings and open-air synthetic grassed area ensure endless fun for the little ones. Imagine sipping on your morning coffee (or perhaps a celebratory glass of champagne) in the spa, as you admire the lush, low maintenance tropical greenery. This is resort-style living at its finest!

**Additional Features:**

- **Chef's Kitchen:** Westinghouse stainless steel appliances including a five-burner gas cooktop, oven, dishwasher and rangehood.
- **Family Bathroom:** includes separate bathtub, shower and vanity.
- **Laundry:** overhead cabinetry, full-length splashback and separate walk-in linen.
- **Attic:** full-height dustproof attic is easily accessible via the hallway for ample storage.
- **Stylish Flooring:** vibrant laminate timber floors in the living areas.
- **Entertainment Bar (or Display):** granite benchtop, drawers and feature stone cladding.
- **Modern Lighting:** feature downlights, starlights and Clipsal Saturn series switches.
- **Secure Garage:** remote-controlled double garage with shopper's entry to the kitchen.
- **Ample Parking:** driveway can accommodate a boat, caravan, trailer or up to four additional vehicles.
- **Corner Block:** provides additional parking and wide double gate access to backyard.
- **Easy-Care Tropical Gardens:** mature plants, synthetic grass and composite timber deck.
- **Climate Control:** via Daikin 15kw ducted reverse-cycle air-conditioning with zoning.
- **Enhanced Privacy:** newly installed plantation shutters and tinted front windows.
- **Security:** sensor security system features a stay-safe 'at home' perimeter alarm.
- **Hot Water:** Rheem instantaneous gas hot-water system.
- **Entertainment:** Foxtel connectivity and high-speed NBN access keep you connected.

**Location Highlights:**

- **Quality Schools:** Close to Carnaby Rise Primary, Ashdale Secondary and Landsdale Christian School.
- **Shopping Convenience:** Landsdale Forum and Kingsway Shopping Centre nearby.
- **Family-Friendly Neighbourhood:** Multiple parklands and surrounded by quality homes.
- **Public Transport:** Convenient public transport options make commuting a breeze. Distances to Nearby Amenities (approx.):
- **Hardcastle Park:** one minute (400 metres)
- **Carnaby Rise Primary School:** two minutes (1.3 kilometres)
- **Darch 24 hour Supa IGA:** six minutes (2.7 kilometres)
- **Ashdale Secondary College:** seven minutes (3.4 kilometres)
- **Kingsway Shopping Centre:** nine minutes (4.8 kilometres)
- **Metronet Malaga Station:** (to be completed) - 12 minutes (7.7 Kilometres)
- **Greenwood Train Station:** 16 minutes (9.2 kilometres)
- **Whiteman Park:** 16 minutes (11 kilometres)
- **Perth CBD:** 35 minutes (17 kilometres)

For more details call Corinne Webber on 0412 036 133. All details are presented on the vendors advice. Prospective purchasers should take the necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. Property Code: 727