

45 Arkwell Way, Marmion, WA 6020



House For Sale

Tuesday, 2 July 2024

45 Arkwell Way, Marmion, WA 6020

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 720 m2

Type: House



Sean & Jenny Hughes
0892030777



Oliver Hess
0892030777

Offers Closing 16th of July

What we love Stepping into this versatile sanctuary, it's clear – this delightful 3 bedroom 1 bathroom charmer on a comfortable full-size block isn't just a home or even an astute investment property, but a launchpad for your vision. With its solid structure and prime coastal location, it's more than a place to settle – it's the perfect springboard for building your dream family retreat, when the time comes. Imagine the possibilities, where every room holds promise and every corner whispers of the future you're ready to create. The promising property enviably sits only walking distance away from beautiful Marmion Beach and the sprawling Braden Park around the corner, even benefitting from the bonus of private rear-laneway access down the track, if you are that way inclined. Inside, a sunken and carpeted front lounge room is generous in its proportions and is graced by a burning pot-belly wood-fire heater and soaring high raked ceilings, overlooked by a tiled study or formal-dining area, depending on personal preference. The character kitchen sits adjacent to a carpeted open-plan family and casual-meals area with a skylight and features original brickwork and tiled splashbacks. The massive backyard is very much a clean slate when it comes to getting your creative juices flowing, with the upper tier home to a splendid entertaining pergola off the meals space and the lower tier offering another paved courtyard – ideal for sitting and relaxing under the shade of the trees, or even gathering around a toasty firepit to help counter that winter chill. Opportunity knocks – and loudly. What to know Brilliant in its simplicity is a practical bathroom with a separate shower and bathtub. An efficient laundry has built-in storage and enjoys external access for drying. Extras include split-system air-conditioning, double kitchen sinks, a kitchen storage pantry, modern stainless-steel gas-cooktop, oven and dishwasher appliances, feature ceiling cornices, skirting boards, security screens and a single lock-up garage, with a roller door. Even Marmion Primary School and Marmion Village Shopping Centre are both only footsteps away, with the popular Marmion Angling and Aquatic Club, a host of seaside cafes and restaurants and the magnificent Hillarys Boat Harbour all only minutes from your front door in their own right. Also in close proximity are the likes of other top schools (including Sacred Heart College), the new-look Karrinyup Shopping Centre, public and private golf courses, picturesque bushland walking trails, the new Hillarys Beach Club and public transport, amidst other everyday amenities. The time to dream is now! Who to talk to To find out more about this property, you can contact agents Sean and Jenny Hughes on 0426 217 676 or Oliver Hess on 0478 844 311, or by email at hughesgroup@haivenproperty.com.au. Main features 3 bedrooms 1 bathroom Formal and casual living/eating areas Huge “blank canvas” of a backyard – with pergola entertaining Single lock-up garage Solid enough condition to either live in or rent out, until you decide what's next Build your dream family abode here 720sqm (approx.) block – with potential rear-laneway access Built in 1977 (approx.) Zoned R20/25 - Subdivision Potential