

12A TROY AVENUE, MARMION, WA, 6020



SOLD

HEAR AND SMELL THE OCEAN ..VIEW FRIDAY BY APPOINTMENT]

If you're all about a house full of character in an ideal location, this Marmion home must be it. With three incredible storeys with gorgeous ocean views on two levels, this property is just a heartbeat from the ocean and now available for auction or sale prior.

This home is a 3x2x2 with a large versatile study that can be used as a fourth bedroom. Many of the interior walls feature exposed brick, giving the home a rustic atmosphere. The enormous kitchen includes ample cupboards and overhead storage space, while a sunken lounge area with slanted ceiling featuring wooden beams can be found off the main dining area.

Second level is where the master bedroom, ensuite and a huge balcony with views of the Indian Ocean are located. Adjacent to the main bedroom is a room with an extra sink, benchtops and plenty of cupboard space for those special occasions when friends are visiting.

Third floor includes two bedrooms with walk-in robes, as well as a bathroom and separate toilet. On this level, you can also make the most of the Aussie sunshine in an unbeatable sunroom where family, friends and pets will enjoy relaxing and sharing afternoon tea.

There are so many unique features that boost the character of this incredible home. As well as the beautiful sunroom, you will find a work area come wine cellar below the house and the extra shower located in the laundry is ideal for large families.

Outside you will find alfresco areas to both the back and front of the house. The spacious, paved backyard is complete with sheds and a hobby garden where you can grow fresh produce. The front alfresco includes a barbeque area and space for outdoor furniture where you can enjoy that WA outdoor living.

Marmion Primary School is a few minutes away by car while the closest shop is Marmion IGA on Sheppard Way, just a short stroll from the front door. Potentially the best part about this location is that the home is situated nearby the beach, as well as coastal strips of cafes and restaurants.

This home really offers a lifestyle that won't ever leave you wanting more. With features ideal for entertaining, for making the most of the WA culture, and for families wanting plenty of

4 BED | 2 BATH | 2 CAR

PRICE:
\$920,000

OPEN FOR INSPECTION:
N/A



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