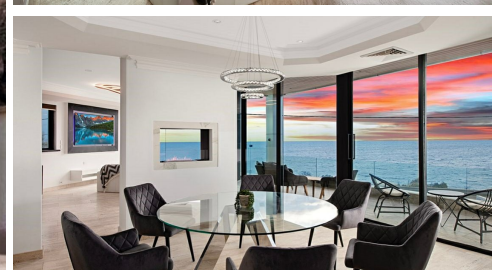
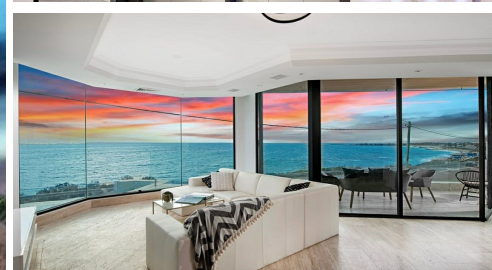
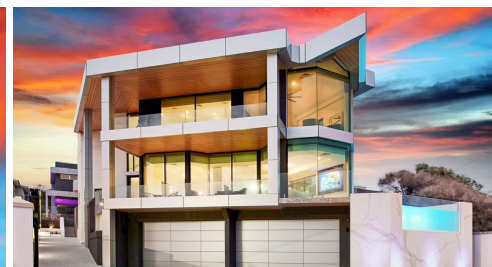


42 WEST COAST DRIVE **MARMION**



FOR SALE

PRIME BEACHSIDE PROPERTY – SOLD AS-IS

Registration is required to bid at auction - please email us to register & for auction details

Set across three expansive levels, this unique property offers an exceptional beachside lifestyle with immense potential for renovation. The home, as shown in the images, reflects its previous condition before being impacted by recent vandalism. Please note, significant damage has occurred, and the property requires extensive work. It is being sold as-is, and we encourage interested buyers to assess its current state by viewing and imagine the possibilities for restoration.

Located on prestigious West Coast Drive, this large residence offers sweeping panoramic views of the coastline. Despite the recent challenges, the home still retains its grand layout and design, providing a blank canvas for those with the vision to restore it to its former glory.

This property includes; a private swimming pool and spacious outdoor entertaining areas that once seamlessly blended indoor and outdoor living. With some effort, these spaces can be revitalized, providing a fantastic setting for hosting or relaxing by the beach. Five generously sized bedrooms, three bathrooms, and an open-plan living area that was once ideal for family living and entertaining. A massive six-car garage, along with multiple storerooms—including powered rooms with sinks—adds significant value and space.

While the interior and some external areas have been affected by vandalism, the property offers a promising opportunity for renovation. The formal lounge and dining areas with ocean views, the spacious family and meals area, and the large kitchen are all features that can be restored to their original charm.

The top-floor master suite, with a walk-in wardrobe, ensuite, and stunning views, is one of the standout features of the home. The other bedrooms and living areas offer plenty of space for restoration and customisation.

This prime location, just a short walk from the beach and the Marmion Angling and Aquatic Club, offers both privacy and convenience. Nearby cafes, restaurants, and local amenities complete this perfect coastal setting. With the investment needed to restore it, this property represents a rare opportunity to own prime beachside real estate.

5 BED | 3 BATH | 6 CAR

PRICE:

To be sold at Auction

OPEN FOR INSPECTION:

N/A



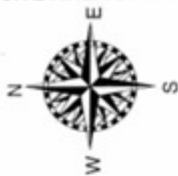
Brian Murray

0414802541

thinc@atrealty.com.au

www.thincatrealty.com

LOT 35 (#42)
SITE AREA 911m²



OFFICE COPY
to be retained for Building
Department's files.

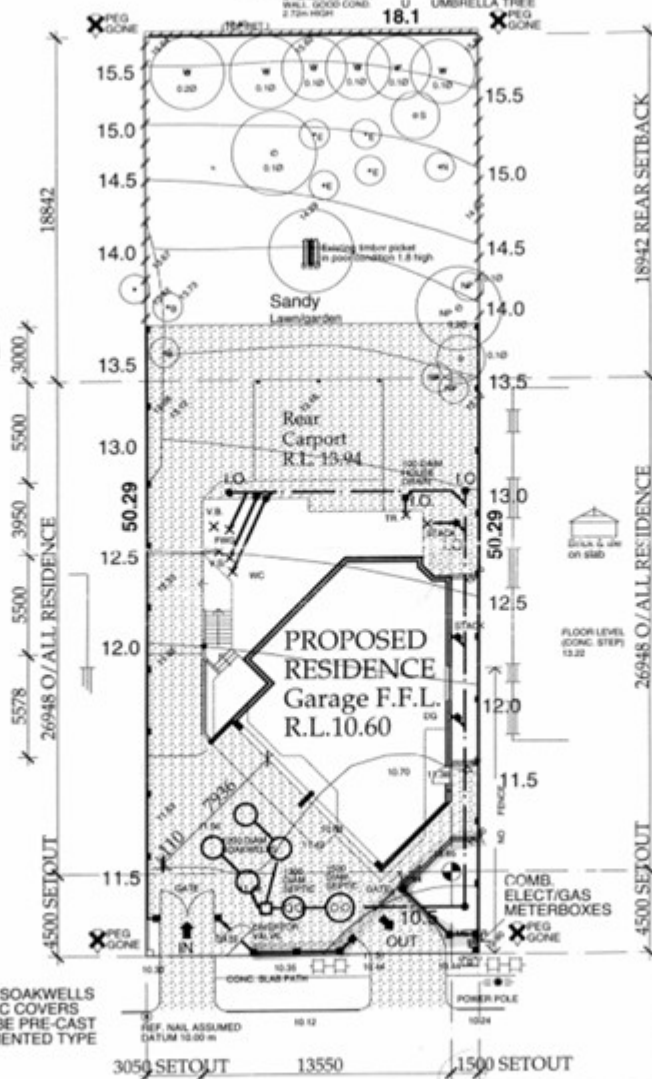


SECOND FLOOR BALCONY
R.L. 15.74

TENNIS COURT

EXISTING LIMESTONE
RETAINING WALL
& RAMPED BRICK
WALL, GOOD COND.
2.7m HIGH

TREE LEGEND
W WATTLE TREE
E EUCALYPT
P PEPPERMINT TREE
NP NEEDLE PINE
N NORFOLK IS. PINE
B BOTTLE BRUSH
S SHRUB
C CONIFER
U UMBRELLA TREE



NOTE: 1. SEPTIC TANKS & SOAKWELLS TO HAVE TRAFFIC COVERS
2. SOAKWELLS TO BE PRE-CAST TYPE-NOT SEGMENTED TYPE 1200x1500 DEEP

THESE ARE THE DRAWINGS AND SPECIFICATIONS REFERRED TO IN OUR BUILDING AGREEMENT.

BUILDER: _____

CLIENT(S): _____

WITNESS: _____

DO NOT SCALE from this drawing. Builder must check all dimensions on site prior to setting out and commencing any work.

All dimensions to brickwork.

PROPOSED
SLIEKER RESIDENCE
AT LOT
35(#42) West
Coast Drive, MARMION.

Design Levels: SL

SITE PLAN

JOB N°

SHEET 1 of

scale 1 : 200

date

DECEMBER 1994

drawn

D.A.S.

checked

© 1994

RECEIVED
27 JAN 1995
REVISED
COPY OF PLAN AND SPECIFICATIONS
REVISED
REV 5 29-1-95
REV 4 17-12-94
REV 3 26-10-94
REV 2 20-9-94
REV 1 20-7-94

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.