

Sold



37 Marina Bvd, Ocean Reef



## The Coast is Clear!

A spacious elevated 717sqm (approx.) block just minutes away from beautiful Mullaloo Beach and the recently-approved Ocean Reef Boat Harbour redevelopment site is the fitting setting for this fantastic 4 bedroom 2 bathroom family home that would benefit from spectacular ocean views from any future second-storey addition.

Sea glimpses from the front yard are just a small preview of what is on offer to you here, with a functional floor plan beyond that impressing everybody. A large carpeted front lounge room with a gas bayonet for heating welcomes you inside and leaves space for formal dining, if you are that way inclined.

The central open-plan meals and kitchen area is tiled for low-maintenance living, with the latter part of the layout also cleverly renovated to include a breakfast bar for quick bites, a storage pantry, tiled splashbacks, double sinks, a range hood, a Westinghouse gas cooktop/oven and a quality Samsung dishwasher. It all overlooks a tiled and sunken family room that seamlessly extends outdoors to a covered two-tier patio area with café blinds for protection from the coastal winds, integrated ceiling audio speakers, a projector and drop-down screen to watch your favourite sports on.

Resort-style entertaining within a huge backyard with raised gardens and a revamped courtyard is completed by a sparkling below-ground swimming pool and a poolside patio area that is more than ready for you and your loved ones to laze about in the sun this upcoming summer. Back inside, all four bedrooms are carpeted for comfort – including a light and bright front master suite where a walk-in wardrobe meets a fully-tiled and upgraded ensuite

4 bedrooms 2 bathrooms 2 car spaces

**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

16124

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

bathroom with a shower, toilet and vanity.

Close to a plethora of local parklands, Ocean Reef Primary School, Ocean Reef Senior High School, Prendiville Catholic College, St Simon Peter Catholic Primary School, Beaumaris Primary School, seaside cafes and restaurants, Joondalup Resort and golf course, shopping at Westfield Whitford City and Lakeside Joondalup, public transport at Edgewater Station and the freeway, this outstanding property has “living convenience” written all over it. Make your move now, before someone else does!

Other features include, but are not limited to:

- Second gas bayonet to meals area
- Ample built-in robe space to 2nd bedroom
- 3rd/4th bedrooms with BIR's
- Renovated main bathroom with a large walk-in shower and vanity
- Revamped laundry with ample storage options and outdoor access
- Separate 2nd toilet
- Remote-controlled double carport with rear access
- Storage cupboard off entry
- New ducted-evaporative air-conditioning system
- Security-alarm system
- NBN internet connectivity
- Foxtel connectivity
- Security doors and screens throughout
- New gas hot-water system
- Rainwater tank
- Reticulation
- Corner garden shed
- Ample driveway and verge parking space
- Double side-access gates
- Built in 1990

To be sold by open negotiation at 7pm on the 24th September 2019. The property may sell anytime prior to a sole bidder.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*