

12 Doctorate Close, Marangaroo







Spacious Living in a Quiet Cul-de-Sac Street

Welcome to 12 Doctorate Close, Marangaroo, a move in ready home blending comfort, functionality and location. Set in a quiet cul-de-sac and freshly updated throughout, it's an outstanding opportunity for growing families and investors alike.

Built in 1997 on a 548sqm block with 218sqm of living, the solid four-bedroom, two-bathroom layout has been refreshed with new carpet, LED lighting and a full repaint, creating a bright, inviting feel from the moment you step inside. New blinds have been installed following photography.

The practical floor plan features four bedrooms, each with built-in storage, with the master bedroom having a walk-in robe and private ensuite. A dedicated study provides the ideal home office or homework zone.

Multiple living areas deliver flexibility for everyday life. At the front, the formal lounge and dining offer a peaceful retreat for unwinding or hosting. To the rear, the open-plan family, meals and kitchen zone forms the heart of the home, perfect for family dinners, homework at the table or weekend gatherings, with seamless connection that keeps everyone together. The kitchen provides generous bench space and storage while overlooking the main living area.

Outdoors, an enclosed patio creates a year-round entertaining space for BBQs, birthdays or relaxed weekends, and a small tool shed adds handy

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Price	SOLD
Property Type	Residential
Property ID	32350
Floor Area	218 m2

Agent Details

Steven Bethell - 0468 719 374

Office Details

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

extra storage. With its low-maintenance design and double garage, this home offers easy, comfortable living close to schools, parks, shopping centres and transport. For investors, the practical layout, solid construction and strong local rental demand point to an excellent long-term performer, while families will love the space, flexibility and quiet setting.

Why You'll Love It:

•Quiet, family-friendly cul-de-sac location
•218sqm internal Living
•4 bedrooms with built-in robes (master with walk-in)
•2 bathrooms, including ensuite
•Study/home office
•Two separate living areas
•Enclosed patio for year-round entertaining
•Small tool shed for storage
•Freshly painted interior
•New LED lights and carpet throughout
•New blinds to be installed after photography
•Double garage

For more information or to arrange a private viewing, contact Steven Bethell at steven@xceedre.com.au or 0468 719 374.

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