

Leased



12 West Coast Drive, Marmion



Multigenerational Oceanfront Living - A Rare Coastal Retreat

To enquire about inspection times for this property, please click "Contact Agent" to register your interest. You will then be notified when an inspection time is created. Life is better with Xceed!

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Wake up to the sound of the waves and experience coastal living at its finest. Positioned directly opposite the shoreline in one of Marmion's most tightly held coastal pockets, this uniquely crafted residence offers breathtaking ocean views, a thoughtfully designed reverse-living layout, multiple indoor and outdoor entertaining zones and the flexibility rarely found in beachfront homes.

Flooded with natural light and capturing uninterrupted Indian Ocean vistas from the upper level, this exceptional residence combines seaside tranquillity with generous living spaces, modern comforts and versatile accommodation options perfectly suited to families, professionals, multi-generational households or those seeking a premium coastal lifestyle.

With the beach quite literally on your doorstep, this is an incredibly rare leasing opportunity in one of Perth's most sought-after beachfront locations.

Property Features

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Price	\$1450 per week
Property Type	Rental
Property ID	33330

Agent Details

Deon Nickell-Davies - 08 9207 2088

Office Details

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Upper Level - Reverse Living with Spectacular Ocean Views

Expansive open-plan living, dining and kitchen zone with soaring vaulted curved ceilings

Panoramic Indian Ocean views from the main living areas and master suite

Seamless connection to two separate balconies:

Front balcony with breathtaking ocean views and stunning sunsets

Protected side balcony ideal for year-round entertaining

Well-appointed kitchen featuring:

Stone benchtops

Waterfall island bench

Dishwasher

Gas cooktop

Large breakfast bar

Walk-in pantry

Adjoining family room with direct access to the rear verandah overlooking the garden

Spacious master retreat featuring:

Large walk-in robe

Private ensuite

Balcony access

Magnificent ocean views

Reverse-cycle air conditioning for year-round comfort

Ceiling fans throughout the bedrooms and main living area

Freshly painted interiors throughout

Lift well present but excluded from the lease

Lower Level - Ideal for Multi-Generational Living

Offering exceptional flexibility and separation, the lower level is perfectly suited to multi-generational families, older children seeking independence, visiting relatives, guests, work-from-home professionals or those wanting additional living space.

King-sized second bedroom with ocean glimpse, semi-ensuite access and private kitchenette

Third bedroom or executive home office with rich timber panelling and coastal outlook

Huge multi-purpose room ideal as:

Second living room

Games room

Teenagers' retreat

Home gym

Studio

Home office

Brand-new carpets throughout the lower level

Double-glazed external windows and doors providing enhanced comfort and noise reduction

Additional Features

Reverse-cycle air conditioning

Freshly painted throughout

Brand-new carpets downstairs

Multiple indoor and outdoor living areas
Flexible floorplan with excellent separation between living zones
Abundance of natural light throughout
Uninterrupted ocean views
Direct beachfront position

Important Information

Rear block excluded from lease

Lifestyle & Location

Set footsteps from the shoreline and moments from Hillarys Boat Harbour, Marmion Angling & Aquatic Club and an array of popular coastal cafs and restaurants, this residence delivers the ultimate Western Australian beachside lifestyle. Enjoy morning swims, sunset walks, ocean breezes and some of Perth's most spectacular coastal scenery right at your front door.

Conveniently located close to:

Marmion Foreshore and beach access directly opposite
Marmion Angling & Aquatic Club
Coastal walking and cycling trails
Marmion Primary School
Carine Senior High School
Hillarys Boat Harbour
Coastal cafs and dining precincts
West Coast Drive
Reid Highway
Public transport links
Karrinyup Shopping Centre
Whitfords City Shopping Centre

Oceanfront homes of this calibre are seldom available for lease and even more rarely with this level of flexibility, space and uninterrupted views. Whether you're relocating, building, accommodating extended family or simply looking to enjoy a premium coastal lifestyle, this exceptional residence offers a truly unique opportunity.

HOW TO BOOK AN INSPECTION FOR THIS PROPERTY

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ARE YOU A PROPERTY OWNER LOOKING TO LEASE YOUR HOME?

If you are looking for professional property management support, we would love to speak with you. Contact Investment Advisor Deon Nickell-Davies at deon@xceedre.com.au to find out how we can help maximise your investment returns while protecting your asset.

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