

Sold



6 Marline Way, Alkimos



## Marvellous Marline

Fantastic comfort and convenience await in the form of this beautifully presented, low-maintenance home which defines modern quality. This exceptional 4-bedroom, 2-bathroom residence is the contemporary version of the Great Australian Dream; situated on a low maintenance 300m<sup>2</sup> block, the home vaunts over 177m<sup>2</sup> of building area with an amazing 129m<sup>2</sup> of dedicated living space. this is the perfect family home in the perfect location for your family.

The cool grey tiled feature walls of the façade compliment the Colorbond roof perfectly, entrance sits below a sizable portico, setting the tone as you cross the threshold into the inviting hallway, giving you access to the fourth bed, theatre, and double garage.

Making your way down the hallway to the main living area comprised of a kitchen/dining/family area, this open plan design takes full benefit of the aspect of the home with large windows and glass door providing an abundance of natural light throughout the day.

The kitchen is unparalleled and will immediately have the Masterchef in the family falling in love; with 20mm stone benchtop, quality stainless steel cooking appliances, ample cupboard space and dishwasher.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27543

### Agent Details

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At the rear of the home is the master bedroom, with its own private backyard entrance, mirrored built in wardrobes and full ensuite.

The backyard entertaining area is perfectly low maintenance with brick paving and quality AstroTurf. The property is finished off with reverse cycle ducted air-conditioning and gas hot water.

The location is ideal, a mere 1.2kms to Shorehaven Beach, you'll be part of the furniture at Oceans 27 in no time.

Floor plan available upon request.

Get in touch with Darcy today to book your viewing.

Some key features are but not limited to;

- 300m2 Block
- 177m2 Build area
- Double brick and Colorbond
- Theatre
- Stone benchtops in kitchen
- Reverse cycle ducted air-conditioning
- Gas hot water system
- Double garage
- Council Rates - approx. \$1,700
  
- Water Rates - approx. \$990

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