

Under Contract



55 Marble Place, Forrestfield



## EFFORTLESS, QUALITY FAMILY LIVING

Positioned in the tranquil Red Gum Estate, this exceptional four-bedroom family home with study merges modern luxury with convenience. Stylish to the core with a free-flowing functional floor-plan, this is a home that exudes sophistication with crisp light tones, beautiful, detailed finishes and spacious surrounds for the whole family to enjoy.

Stunning, polished bamboo flooring graces the open-plan family, dining and kitchen areas – the functional hub of the ground floor with a beautiful, light-filled gourmet kitchen taking centre stage with abundant overhead cupboards, quality appliances, chef's oven and sliding doors opening out to the generous exterior patio. A separate living area at the front of the home also enables for extra space and privacy, a bonus for the growing family. A fabulous undercover outdoor-entertaining alfresco zone, accessible from both the living area and kitchen and flanked by Frangipani trees, offers the ideal place to dine, relax and unwind with family and friends and boasts a gorgeous aspect over the salt pool and tropical gardens beyond, providing plenty of summertime family fun.

All bedrooms are of generous size with the added comfort of carpet, blinds and built in robes, the main bedroom enjoying walk in robes plus an ensuite with one bedroom enjoying its own private poolside access.

This is a sensational abode on so many levels. Brimming with natural light and multiple living areas, this immaculate home in a family-friendly locale offers quality design and is move in ready. With proximity to public transport

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<b>Price</b>	From \$799,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31313
<b>Land Area</b>	609 m <sup>2</sup>
<b>Floor Area</b>	206 m <sup>2</sup>

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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WA, 6017 Australia  
08 9207 2088

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REAL ESTATE

and easy access to Tonkin and Roe Highways, walking distance to parks and playgrounds, just five minutes to Wattle Grove Shopping Centre, local schools and less than 10 minutes to Farmer Jacks and Aldi, easy living doesn't get much better than this! Ideal for any family seeking space, comfort, a flowing and functional design with generous living spaces, this one will not last long!

Prepare to fall in love with the perfect fusion of contemporary comfort and convenience at this family-friendly address and secure your viewing today.

For expressions of interest, please contact Joe Da Mata at [joe@xceed.com.au](mailto:joe@xceed.com.au) or call 0406 237 964.

Features include:

Four generous bedrooms – all with built in robes

Main bedroom features ensuite with shelved walk-in robes

Study/Home Office

Two bathrooms – family bathroom with bath

Multiple living areas

Open plan living, kitchen, dining areas

Separate living area

Stunning gourmet kitchen with abundant cupboards, chef's oven, quality appliances, sliding doors to exterior

Polished bamboo floors

Reverse cycle ducted air-conditioning

Salt chlorinated 50,000 litre swimming pool with shade-cloth

Undercover paved patio overlooking pool

Separate laundry with exterior access

Double garage with extra parking on driveway

Lovely street front appeal with lawn

Location (approx. distances):

Hartfield Park and Recreation Centre 850m

Tillia Court Playground 1.0km

Wattle Grove Shopping Centre 2.1km

Forrestfield Primary School 2.2km

Woodlupine Park Playground 2.4km

Wattle Grove Primary School 2.5km

Hawaiians Forrestfield 2.5km

Hartfield Golf Club 2.8km

Centro Forrestfield 2.9km

Heritage College Perth 3.5km

Hillside Christian College 3.7km

Perth Airport 5.9km

Easy access to Tonkin and Roe Highways

*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.*