



**39 Augustus Way MARANGAROO WA**

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Boasting drive-through access to a huge powered workshop shed at the rear as well ample driveway and secure under-cover parking space, this impeccably-presented 4 bedroom 2 bathroom family home has plenty of room for all of your big boy's toys and won't even interfere with the multiple living and entertainment options it so wonderfully offers.

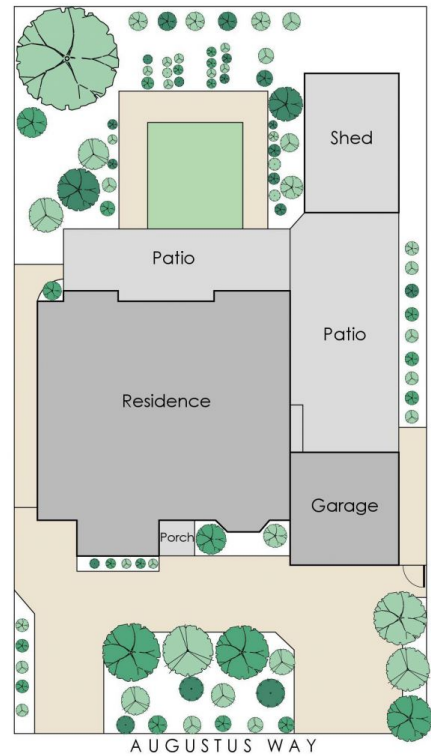
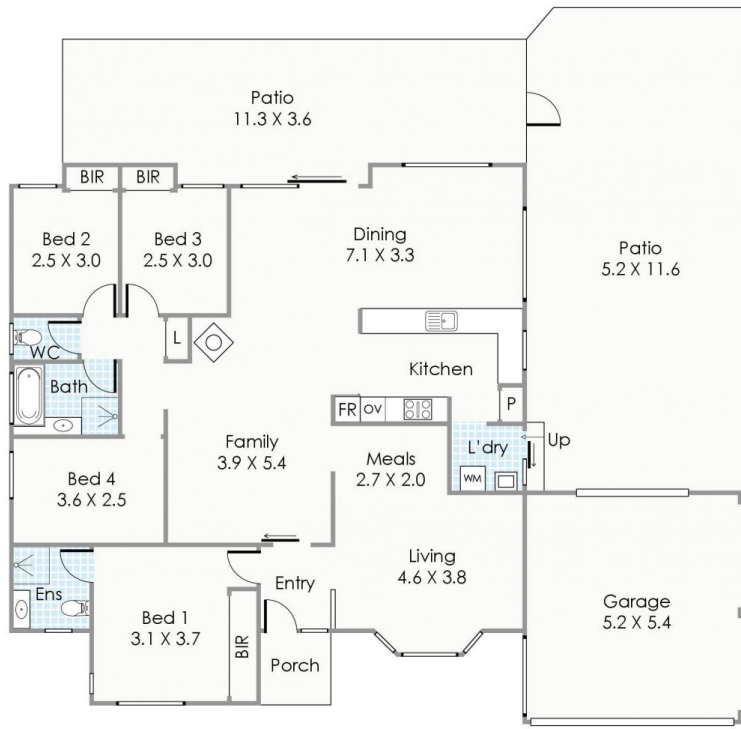
A carpeted theatre room off the entry has its own ceiling-mounted projector for the ultimate cinema-style experience, as well as a gorgeous bay window for the most pleasant of garden aspects if you wish to ever convert it back into a formal lounge. The front master-bedroom suite is also carpeted for comfort and plays host to built-in wardrobes and an intimate ensuite bathroom shower,

**Type** : House  
**Building Size** : 16 sqm  
**Land Size** : 681 sqm  
**View** : <https://www.joyofhope.com.au/sale/wa/northern-suburbs/marangaroo/residential/house/7533764>



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[For full version visit the website](https://www.joyofhope.com.au)



Approximate Areas

Residence:	140m <sup>2</sup>
Garage:	28m <sup>2</sup>
Patio:	96m <sup>2</sup>
Porch:	3m <sup>2</sup>
<b>Total Area:</b>	<b>267m<sup>2</sup></b>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cribcreative.com.au



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