



35 Marks Parade, Marks Point

Guide \$2,200,000 - \$2,400,000

Welcome to a home where the lake is literally at your doorstep – you couldn’t get any closer to the water if you tried! This newly built masterpiece offers an unbeatable lifestyle in the heart of Marks Point, combining luxury, comfort, and functionality in one exceptional package. Wake up to sparkling water views, enjoy morning strolls to nearby cafés, dine at local restaurants, or unwind at Baxter Field and the local sports club – all just a short walk away. This is more than just a home; it’s a true waterfront sanctuary designed for modern living.

Key Features:

- Absolute waterfront location in a premium lakeside setting on Swan Bay
- Bright and inviting interiors with a modern, thoughtful layout
- Ducted air conditioning throughout for year-round comfort
- Three generous bedrooms including a luxurious master suite
- Spacious master suite featuring dual built-in robes and a luxurious ensuite complete with a double shower and elegant double bath

Property ID:	L35574264
Property Type:	House
Garages:	2
Land Area:	227.6 sqm

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- Stylish main bathroom plus a separate powder room for added convenience
- Spacious main living area filled with natural light
- Additional family/media room offering flexible living spaces
- European-style laundry for space-saving functionality with laundry chute from ensuite
- Lockable external storeroom – perfect for tools, bikes, or extra storage needs
- Double lock-up automatic and extra off-street parking
- Ample undercover outdoor entertaining areas – perfect for all seasons
- Walk to local cafés, restaurants, Baxter Field, and Marks Point Sports Club
- A rare opportunity to secure a modern, low-maintenance waterfront home in a tightly held location