



68 O'mara Bvd, Iluka



## A Spectacular Seaside Setting!

Custom class awaits you in the form of this super-stylish 3 bedroom 2 bathroom coastal entertainer, impressively elevated and nestled on a low-maintenance 457sqm (approx.) corner block where a touch of the Hamptons meets a modern beachy feel.

The main attraction here is a light-filled open-plan hub where almost all of your casual time will be spent, incorporating the family area – that extends out to a splendid rear deck and delightful white pergola – with a stunning kitchen space and its integrated dining/meals bar, top-quality appliances, sleek white cabinetry, high-end tap fittings and sliding doors revealing an exceptional scullery-come-butler's pantry with sparkling stone bench tops and the lot. Columnless sliding stacker doors take seamless integration to a whole new level and help connect the interior to a central alfresco where pleasant ocean glimpses and magical sunsets complement an outdoor ceiling fan, sliding louvers and an electric café blind – the latter both protecting from the strong seaside elements whilst also providing a screen to the shimmering below-ground swimming pool and its sublime polished concrete surrounds.

Partial sea views can also be enjoyed from the gated front courtyard, the entry foyer and a huge carpeted third bedroom that, like the second minor

3 2 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15913

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

bedroom, boasts shared semi-ensuite access into an impeccably-appointed main bathroom with a rain shower and stone vanity. The sumptuous master suite however is the obvious pick of the sleeping quarters and tranquilly sits behind double doors whilst playing host to a large walk-in wardrobe with full-height mirrored sliders and a tiled open hotel-style ensuite comprising of a deep bathtub, feature rain shower, contemporary light fittings, a toilet and twin “his and hers” stone vanities for good measure.

Doubling living options is a carpeted theatre room, fully equipped with a cinema-like screen, projector and audio speakers, along with a striking feature wall and two separate entry points that will make you feel like you are actually at the movies on premier night. Private laneway access into a remote-controlled double garage via the back of the property completes this magnificent package, with internal shopper’s entry via the laundry simply an added bonus.

Within easy walking distance of both beautiful Burns Beach and the delightfully-landscaped Sir James McCusker Park and only minutes from top local schools, shopping, family restaurants and the cinemas at the exceptional Currambine Central marketplace, public transport, the newly-extended freeway, the outstanding Mindarie Marina and the sprawling Iluka Sporting Complex, there truly is no better location to relax and unwind from. What an absolute gem!

Other features include, but are not limited to:

- Quality easy-care vinyl-plank flooring
- Gated entrance to a lovely courtyard deck and a wide feature entry door into the home
- Mirrored splashbacks to the kitchen, where a Fisher and Paykel Induction cooktop meets an integrated Blanco range hood and oven, as well as a Fisher and Paykel double dishwasher
- A second sink, a plumbed fridge/freezer recess and ample storage options in the scullery
- Plenty of storage space in the double garage, complete with high ceilings and a texture-coated finish
- 2<sup>nd</sup> bedroom with a feature wall, full-height mirrored built-in robes, pool views and outdoor access to the side courtyard pergola deck – the perfect place for quiet contemplation
- Ocean glimpses over the nodes from the carpeted 3<sup>rd</sup> bedroom (with mirrored BIR’s)
- Sleek and stylish galley-style laundry with stone bench tops and outdoor access to the side drying courtyard
- Powder room with a stone vanity
- High ceilings and quality blind fittings throughout
- Ducted reverse-cycle air-conditioning
- Instantaneous gas hot-water system
- Feature high skirting boards
- Ample internal and external power points
- Artificial front and side/rear turf

- Side access
- Off-road parking bays
- Built by Collier Homes in 2014 (by the current and original owner)

*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.*