

Sold



62 Silver Sands Dr, Iluka



## Immaculate Coastal Residence with Ocean Views

Enjoy the best of both worlds, with the ocean at the end of your street and a sparkling pool in your backyard!

Only 400m from the water's edge, this immaculate double-storey family home offers the ultimate coastal lifestyle. With four spacious bedrooms, two bathrooms (plus powder) and multiple living areas, there's no end of room for your family and guests.

The 2004-built residence features an ageless rendered elevation, with timber decks, a double entry and a triple lock-up garage with rear access. Inside, find gleaming solid Tasmanian oak flooring, high ceilings and a contemporary monochrome palette to compliment any decor.

At ground level, enjoy ocean views from the front living room and a sleek kitchen complete with granite benchtops, reams of soft-closing cabinetry, glass splashbacks and high-quality stainless steel appliances including a 900mm electric oven and gas cooktop. Entertain in the adjacent dining area, or poolside beneath the spacious thatched gazebo.

Further in, the well-equipped laundry offers a linen cupboard, plenty of cabinets and a convenient powder room. Three minor bedrooms have built-in

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27122
<b>Land Area</b>	666 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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robes and Roman blinds and are serviced by a fully-tiled bathroom with a tub and semi-frameless shower. A large activity area offers the perfect 'hangout zone', with room for a study area for school/uni-aged kids.

Upstairs, you'll love the master retreat, comprising a living area and expansive balcony with incredible ocean views, a luxurious bedroom suite with a large customised walk-in robe, and a magnificent fully-tiled ensuite complete with a deep oval spa bath and rainhead shower.

Outside, the north-facing rear yard is low-maintenance, with heaps of lawn the kids and pets will love. The sparkling saltwater pool is fully fenced, with rendered garden beds, limestone paving and bamboo feature panels. Additional features you'll love include downlights and ducted reverse-cycle air conditioning throughout, high and recessed ceilings and convenient 'set-and-forget' reticulation.

With parklands at the end of the street and the popular Sir James McCusker and Naturaliste Parks nearby, you'll love this beachside pocket close to Currambine Central Shopping Centre, The Iluka tavern, excellent primary and secondary schools, public transport and freeway convenience for a speedy commute to Perth's CBD.

Contact Adam Whitford from Xceed Real Estate to register your interest in this exceptional property on 0406 616 608.

Key features:

Four bedrooms, two bathrooms (plus powder)

Multiple internal living areas

Ocean views from both levels

Large 666sqm elevated block

Recently painted internally and externally

Designer kitchen with granite benchtops and stainless steel appliances

Luxurious master suite with walk-in robe and ensuite with spa bath

Tasmanian oak flooring

Heaps of built-in storage

LG ducted reverse-cycle air conditioning

Triple lock-up garage with roller door access to the rear

Large saltwater swimming pool

Thatched Balinese-style gazebo

Fully reticulated front and rear gardens

Roller and Roman blinds throughout

Coffered ceilings and LED downlights

Fully tiled wet areas

Location highlights:

400m to Beaumaris Beach

420m to bus stops on Delgado Parade

670m to Iluka Foreshore Park

520m to Sir James McCusker Park

520m to Naturaliste Park

1.3km to Currambine Central Shopping Centre

2.7km to Ocean Reef SHS

1.4km to Francis Jordan Catholic School

1.5km to Beaumaris Primary School

2.2km to Prendiville Catholic College

2.7km to Currambine Station

7km to Mindarie Marina

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

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