

Under Contract



19A Halcyon Place, Ocean Reef



## Breezy Coastal Living!

Nestled within one of Ocean Reef's most desirable cul-de-sac settings, this charmingly-renovated 3 bedroom 2 bathroom two-storey street-front home offers the perfect blend of comfort and convenience when it comes to contemporary low-maintenance living.

At the front of the residence, a carpeted living room – with a ceiling fan – keeps conversation separate from meals, with the open-plan dining and kitchen area playing host to split-system air-conditioning, an exotic wall mural and outdoor access to a private backyard space with lawn, plenty of room for fun and games and a delightful covered alfresco for entertaining.

Back inside, the revamped kitchen itself stylishly plays host to sleek stone bench tops, quality tapware, a double-width sink, tiled splashbacks, an integrated microwave, a range hood, a stainless-steel five-burner gas-cooktop/oven combination and a dishwasher for good measure. Also downstairs are two carpeted spare bedrooms (with ceiling fans and built-in double robes), a light-filled laundry with a separate toilet and external access for drying and a sublime fully-tiled main bathroom – walk-in rain/hose shower, stone vanity, feature backlit circular mirror and all.

Upstairs, a huge carpeted retreat – or second living room – is kept comfortable all year round with its fantastic split-system air-conditioning unit, also seamlessly spilling outside to a generous semi-covered balcony deck with breathtaking ocean views, as well as magical sunsets come the evening.

🛏 3 🗺 2 🚗 2 📏 454 m2

<b>Price</b>	Under Offer
<b>Property Type</b>	Residential
<b>Property ID</b>	30893
<b>Land Area</b>	454 m2

### 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



The spacious master suite allows its occupants to wake up to its own slice of the sweeping sea vista, alongside a walk-in robe and a stunning fully-tiled ensuite with a rain/hose shower, a stone vanity, heated towel rack, heat lamps and a separate toilet.

Situated just a few streets back from the azure blue Indian Ocean, very close to the exciting Ocean Reef Boat Harbour redevelopment site, only walking distance away from the sprawling Tarolinta Park and handy to the future Sunset Plaza shopping precinct, Ocean Reef Senior High School, Beaumaris Primary School, Prendiville Catholic College, Beaumaris Shopping Centre, St Simon Peter Catholic Primary School, beautiful Mullaloo Beach, public transport, the freeway, additional shopping facilities at Westfield Whitford City, Currambine Central and Lakeside Joondalup and world-class golf at Joondalup Resort, this gem of an abode is seemingly right in the thick of where the action is, despite its obvious seclusion.

This is your chance to enjoy a relaxed coastal lifestyle in a sought-after pocket of this popular coastal suburb. Be sure not to miss out!

Other features include, but are not limited to:

- Feature entry door
- Easy-care timber-look flooring
- Ceiling fan and stylish bedside pendant lights to the master suite
- Under-stair storage
- Double linen press downstairs
- Solar-power panels
- Skirting boards
- Security doors and roller shutters
- Fully reticulated
- Low-maintenance gardens
- Double lock-up garage with storage space
- Built in 1994 (approx.)

*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.*