

# 1 Herreshoff Ramble, Ocean Reef, WA 6027



## House For Sale

Monday, 27 May 2024

1 Herreshoff Ramble, Ocean Reef, WA 6027

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 423 m2

Type: House



Nathan Whennen

0893889311

## Set Date Sale ending on 11th June @ 1pm

**\*\*SET DATE SALE** with absolutely ALL offers being presented on 11th June at 1pm. The Seller reserves the right to sell prior to this date so we encourage offers as early as possible. **\*\*What we love** Discover the epitome of coastal living with this stunning home! Nestled on a generous corner block, this property is just minutes from Perth's beautiful beaches and vibrant attractions. From the moment you step inside, you are greeted by a consistent theme of bright, fresh coastal vibes that beautifully complement the home's stylish aesthetic. The residence features elegant white plantation shutters, beautiful timber floors, and a clean white interior, creating a breezy beachside oasis. The heart of this home lies in its spacious, light-filled open plan kitchen and dining area, which extends seamlessly to a large, fully protected patio—perfect for alfresco dining and entertaining all year round. The modern U-shaped kitchen is a culinary dream, featuring an induction stove, rangehood, Westinghouse cooker, and an integrated dishwasher. Rich in details like textured feature tiles, stone benchtops, and a generous breakfast bar, this kitchen doesn't just dazzle; it also includes practical touches like a server window to the patio and abundant soft-closing storage options. Accommodation comprises three well-appointed bedrooms with mirrored built-in robes, ensuring ample storage and a touch of elegance. Two luxurious bathrooms cater to all needs; the main bathroom boasts a deep tub and shower, perfect for unwinding after a day at the beach, while the second bathroom conveniently doubles as a laundry and powder room with direct patio access. This property does not just promise a home; it offers a lifestyle. The oversized 52sqm double garage provides extra high clearance and ample room for cars, boats, and more, with potential to convert into additional living spaces such as a workshop or gym. The gardens are fully reticulated and designed for ultra-low maintenance. Security features, stylish LED downlighting, and split-system air conditioning ensure comfort and peace of mind. Located within walking distance to the beach, cafes, schools and shops. This home places you perfectly for a life of convenience and luxury by the sea. **What we know:** This home offers ample space to breathe, grow, and create cherished memories. If you are interested in taking the next step, please take note of the following details. **Property Specifications:** o Sleek modern design. o Three bedrooms: two with plush carpeting, one adaptable as a study or home office. The master bedroom benefits from double-glazed windows. o Two bathrooms: a luxurious main with a tub and rain shower, and a practical second with dual laundry/powder room functionality. **Interior Features:** o Bright coastal aesthetic with elegant white plantation shutters. o High-quality timber flooring throughout. o Open-plan living with seamless kitchen integration. o Kitchen boasts stone benchtops, induction stove, and integrated dishwasher. o Server window enhancing connectivity to outdoor dining. **Outdoor & Additional Amenities:** o Fully protected alfresco area with mesh cafe blinds for all-weather entertaining. o Ultra-low maintenance, fully reticulated garden spaces. o Split system air-conditioning. o Robust security system including locks on all doors and windows. o Extensive LED downlighting creating a warm ambiance. o Spacious driveway capable of accommodating multiple vehicles, boats, or caravans. o Large double garage with extra overhead clearance, suitable for conversion to a workshop or gym. **What's close:** o Lexcen Park- 500m o Ocean Reef Senior High School- 500m o Ocean Reef Primary School- 800m o Prendiville Catholic College- 1.2km o Ocean Reef Boat Harbour- 1.5km o Joondalup Resort Golf Course- 2km o Mullaloo Beach North- 2km o Edith Cowan University- 3km o Lakeside Joondalup- 4.8km o Lake Joondalup- 5.1km o Westfield Whitford City- 5.2km **Who to talk to** Nathan Whennen 0412 672 757 [nwhennen@realmark.com.au](mailto:nwhennen@realmark.com.au)