

**1 St James Approach, Iluka, WA 6028**



**Sold House**

Thursday, 5 October 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Terry Watt

0893003344

**\$1,750,000**

This stunning, all quality, 5-bedroom 3-bathroom, air conditioned Beaumonde home is a winner. In one of Iluka's most sort after streets and just metres from the water with sweeping ocean views, it has much to offer discerning buyers. With manicured, reticulated front gardens as well as a fully paved, easy care rear area with a below ground pool and separate spa, you will not be disappointed. The commanding double front doors of the home open onto polished porcelain flooring and an impressive stairway leading upstairs. Turn right to the study and magnificent formal lounge and dining room with high ceilings and beautiful pelmets and curtains and feature fire place. Turn left to head into through the master bedroom or home theatre room with French doors. The large master bedroom with walk in robe has a beautifully tiled ensuite with corner spa. It is strategically positioned to be downstairs accommodating older owners who may struggle with stairs. Cleverly, a huge guest bedroom upstairs with its magnificent ocean views would be the preferred master bedroom for younger more agile owners. The adjoining kitchen with extensive granite benchtops is the centrepiece for wonderful moments of creative flair, seamlessly integrating with the rest of the home. You could comfortably have 3 chefs working together in this kitchen, complete with large centre island bench, plumbed fridge/freezer space and two dishwashers and more cupboard space than you could ever use. It flows onto the casual meals area which overlooks the pool area. Upstairs is not only the alternate master or guest bedroom but three children's bedrooms, all a good size and two with built-in robes. They are all centred around a large family room and two ocean facing balconies with sweeping ocean views. The Alfresco area with timber lined ceiling and the extensive sails provide a protected outdoor living space for the family entertaining or just relaxing. This area looks over the below ground pool and gas heated separate spa. The eastern side of the home is fully paved and has protective sailcloth for privacy and sun protection. The property has a ducted vacuum system and reverse cycle air conditioning. It has high ceilings throughout and stacks of storage space. Just two minutes' walk from this home and you are in the stunning Iluka Foreshore Park, adjoining the Lookout and Iluka Beach. Then, why not walk the ocean trail for brunch or coffee at Sistas Café in Burns Beach. This property is unique. Phone Terry Watt, a well-known and respected Iluka resident for a private viewing.