

10 McPharlin Avenue, Quinns Rocks, WA 6030



Sold House

Wednesday, 27 September 2023

10 McPharlin Avenue, Quinns Rocks, WA 6030

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 478 m2

Type: House

\$1,190,000

This individually designed and custom built luxury seaside residence boasts superior quality and a charming resort style ambience that will welcome and envelope you from the moment you enter. Set only one street back from the glorious golden sands of Quinns Beach and offering ocean views, the location will impress as much as the home itself, which boasts a designer kitchen, separate home theatre, high ceilings and a tropical themed alfresco and pool area that will make you feel like you're on holiday all year round. Reflect, relax and recuperate in the ultimate coastal abode. More than a home - it's a lifestyle!

FEATURES: A welcoming cedar line portico entry and soothing tropical water feature
Enchanting entrance foyer
Fully tiled guest bathroom
Sumptuous home theatre room with dual cavity sliding doors
Designer kitchen with stone bench tops, an abundance of cabinetry and overhead storage, Blanco 5 burner gas cooktop, concealed range hood, 900ml under bench oven, double sink, highlight window, glass splash back, breakfast bar with pendant lighting and separate appliance storage
Banquet sized meals area
Sprawling living room with electric remote showpiece fireplace
Under stair storage
Well equipped laundry with lots of storage
Staircase with timber treads and glass, aluminium & timber balustrade

UPSTAIRS: Glorious master bedroom with direct balcony access and his & hers robes
Stunning fully tiled ensuite bathroom
Hallway linen storage
Queen sized 2nd & 3rd bedrooms with quadruple built in robes
Stunning second bathroom, fully tiled with dual basins
Queen sized fourth bedroom or home office
Fully tiled west facing front balcony with awesome ocean views

OUTDOORS: Sensational alfresco entertaining area with gabled timber lined ceilings, ceiling fan and TV
All weather cafe blinds
Barbeque and preparation area with sink and drink fridges
Pizza oven and wood fire with stone clad backdrop
Fibre glass swimming pool with glass pool fencing
Poolside cabana with marine grade timber ceilings
Tropical landscaped gardens
Exposed aggregate surrounds
Double remote garage with shopper's entry and rear access

EXTRAS: Solar panels
Ducted reverse cycle air conditioning
Security alarm
Timber floors
Down lights and pendant lighting
Quality window treatments
Full height tiling in all bathrooms
High ceilings
Walking distance to restaurants, Mindarie Marina, schools, shops and public transport
Just one street back from the beach front
Owner built in 2016 on a 478sqm block

THE SELLER RESERVES THE RIGHT TO SELL PRIOR TO Monday 14th AUGUST 2023
FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY
TODD 0417 910 967
DANIELLE 0407 117 071