

**11 Aruma Way, City Beach, WA 6015**



**House For Sale**

Wednesday, 14 February 2024

11 Aruma Way, City Beach, WA 6015

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 5**

**Type: House**



Nathan Tonich  
0893883911

## Set Date Sale

Set Date Sale: Absolutely all offers by 4.00pm Tues 5th March 2024\*Contact Nathan for buyer feedback range\*What we love:Welcome to 11 Aruma Way, City Beach - a beacon of coastal luxury and architectural brilliance, meticulously crafted by Zorzi Homes. This multi-level residence is a symphony of opulence, functionality, and breathtaking ocean views, setting a new standard for luxury living.The essence of this home is captured on the middle floor, featuring a lounge with panoramic ocean views, a gas fireplace, automated blinds, and an open plan kitchen and dining area that effortlessly transitions to an alfresco and pool area, boasting endless ocean vistas. The luxury of space and light is echoed throughout, with a study, games room, laundry, and two powder rooms completing this level, all interconnected by a custom elevator.Ascend to a private sanctuary upstairs, where four spacious bedrooms merge with a retreat area, offering comfort, luxury, and views. The master suite is a testament to indulgence, with its expansive walk-in robe, automated curtains, and an ensuite designed for relaxation and sunset appreciation. Additional bedrooms ensure privacy and comfort for family and guests alike, each with its unique charm.The lower level introduces a realm of entertainment and utility, from a state-of-the-art home theatre and a spacious gym area to a guest suite and an impressive wine cellar, ensuring every facet of home life is catered to with elegance and efficiency.What to know:Exemplary craftsmanship by Zorzi Homes, built to the highest standards of quality and luxury.Seamless indoor-outdoor living with sophisticated alfresco and pool areas, adorned with opulent finishes.Custom features including a Schindler Lift, sparkling pool, 6-seat home theatre, and extensive wine cellar.Smart home capabilities with ducted air-conditioning, SONOS system, and comprehensive security features.Three car garage with extra secure parking behind security gate for at least 2 more cars.Sustainable living with a 5kw PV solar panel system and fully reticulated gardens.Premier location near pristine beaches, parklands, and local amenities, offering an unparalleled lifestyle.Built: 2017 by Zorzi HomesLiving: 763sqm | Land: 830sqmCouncil: \$4,229.49/year | Water: \$3,961.01/yearLocation:Situated in the prestigious City Beach area, 11 Aruma Way is not just a home; it's a lifestyle choice. Surrounded by natural beauty, from the glistening Indian Ocean to lush parklands, this property offers privacy, tranquility, and accessibility to some of Perth's best coastal attractions.Schools:Kapinara Primary School 1.1kmsHoly Spirit Primary 355mHale School 1.8kmsNewman College 2.5kmsChurchlands Senior High School 2.7kmsSt Mary's Girls School 4.2kmsJohn XXIII College 5.3kmsChrist Church Grammar School 8kmsWho to talk to:Nathan Tonich 0400 403 229 or ntonich@realmark.com.au