

**11 Delta Court, Ocean Reef, WA 6027**



**Sold House**

Friday, 8 September 2023

11 Delta Court, Ocean Reef, WA 6027

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 558 m2**

**Type: House**

**\$840,000**

\*\*\* All offers to be submitted by July 24th (unless sold prior). The seller reserves the right to accept offers and sell prior to the End Sale Date. \*\*\*Welcome to number 11 Delta Court, Ocean Reef. This unique 3-level residence offers an array of features that will appeal to buyers who have a keen interest in putting their own stamp on their next home and appreciate what value they can add by using a little imagination. Offering 4 bedrooms, 3 bathrooms plus 2 powder rooms. Inspired by European-style features and a unique design that maximises breathtaking 270-degree inland and coastal views from its upper level, this three-storey residence sits atop a whisper-quiet cul-de-sac at one of the suburbs highest points. With Mediterranean features throughout this home from its Juliet balconies overlooking the street front, and off the master bedroom and theatre room at the rear of the home, high and sloping cathedral ceilings with timber beam features, decorative detailed mouldings, quality skirting boards, and an array of quirky extras that make this home different and stand out from the rest. Entry through the double front doors leads to the ground level accommodating the vast informal living areas, large home office/studio or 4th bedroom, spacious kitchen, and dining sections with sliding doors to the outdoors and pool area. The kitchen is impressive with huge walk-in pantry that could be easily converted to a scullery, solid timber cabinetry, plenty of cupboards, drawers, appliance cupboard and huge island bench. It also features 900mm freestanding oven and gas cooktop as well as a dishwasher. A great space for the chef of the house. Also, on this lower level you will find a semi-ensuite bathroom which services the home's massive third bedroom whilst the fourth bedroom could be a study/gym/studio/home office, depending on your living requirements. A further powder room and laundry with laundry chute accessing 2nd level are also on this level. The bedroom sizes throughout this home will blow your mind as they are exceptionally colossal throughout. The timber staircase with wrought iron balustrading stylishly winds its way to the next level or take the lift to the landing area. Double French doors from the landing open into the theatre room with small balcony, glass balustrading and pitched sloping ceiling with timber beam features as well as ocean glimpses and a great outlook over the back pool section. The first floor also features a further 2 enormous bedrooms. Both the master and second bedrooms have their own private ensuite, sliding doors to their own private balcony, large walk-in robes and ocean or inland views. There is also an additional powder room on this level. Continue by stairs or take the lift to the 3rd level where an entertaining balcony will leave your guests in awe of a 270-degree magical panoramic vista. This is the perfect spot to watch the sunset over the ocean, enjoy the sea breeze or simply just relax and appreciate your surrounds. Moving to the very low maintenance outdoors, this property gives you plenty of time to enjoy the sparkling below ground pool while relaxing under the pergola section. This character home has so much potential for the astute buyer who can see and is prepared to add those needed touches to bring this home back to the beauty that she absolutely can be. This property will do up beautifully into the home that it deserves to be. Be prepared to put in some love and be repaid financially and emotionally with the rewards. So many other extras you will appreciate on inspection include but not limited to are: large double auto garaging plus single auto garaging or large workshop with street access, additional powered workshop at rear, fully paved front section for additional parking, shoppers access from garages, alarm system, security system, additional garden shed also at the rear, poolside access to ground floor powder room, numerous r/c a/c units throughout. Please note this property will be sold "as is" by instruction of the sellers and sellers have the right to accept any offers prior to the 24th of July. For further information please contact Sharon Adams on 0407 988 545 or Matt Mulé on 0423 237 330.