

# 11 Sunbird Place, Ocean Reef, WA 6027



## House For Sale

Tuesday, 21 November 2023

11 Sunbird Place, Ocean Reef, WA 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 776 m2**

**Type: House**



Nathan Whennen

0412672757

## Set Date Sale Ends Tuesday 12th Dec at 1pm

**\*\*SET DATE SALE** with absolutely ALL offers being presented on Tuesday 12th December at 1pm. The Seller reserves the right to sell prior to this date so we encourage offers as early as possible. **\*\*What we love** Welcome to an enchanting three-bedroom home where modern comfort harmoniously coexists with timeless charm. This inviting abode showcases a meticulously designed array of features, all crafted to enrich your daily living experience. As you step inside, you'll be greeted by the open-plan design that creates a spacious and welcoming atmosphere. An abundance of natural light fills every corner of the house, creating a warm and inviting ambiance that will make you feel right at home. The heart of this residence lies in the beautiful kitchen, featuring a lovely brick feature at its centre. With stainless steel appliances, ample storage space, and an open layout that overlooks the picturesque backyard, this kitchen is a chef's dream come true. The bathroom is equally impressive, offering both a separate bath and shower, adorned with lovely tiling and a large mirror that adds a touch of elegance to your daily routine. The master bedroom is a true retreat, complete with two built-in robes and convenient access to the outdoor area through a large sliding patio door. Imagine waking up to the serene beauty of your backyard every morning. Speaking of the backyard, it is nothing short of stunning. Lush green lawn invites outdoor activities and relaxation, while the tall tree provides welcome shade on warm days. Access to the adjacent workshop and a garden shed for all your gardening tools make this backyard a practical oasis for both work and play. With air conditioning throughout and ceiling fans to enhance your comfort, this home ensures a pleasant climate year-round. It's not just a house; it's a place where cherished memories are made and where modern convenience meets the tranquillity of coastal living. Don't miss the opportunity to make this wonderful property your forever home.

**What we know**

- **Air Conditioning:** The house is equipped with air conditioning, ensuring a comfortable climate throughout the year.
- **Laundry Room:** A dedicated laundry room adds convenience for managing household chores efficiently.
- **Backyard:** A stunning backyard featuring lush green lawn, shade from a tall tree, and practical features such as access to a workshop shed and a garden shed.
- **Three Bedrooms:** The property offers three spacious bedrooms, providing ample space for a growing family or guests.
- **Bathroom:** The bathroom includes both a separate bath and shower, complemented by stylish tiling and a large mirror.
- **Workshop Shed:** An adjacent workshop shed provides a dedicated space for DIY projects, hobbies, or extra storage.
- **Garden Shed:** A garden shed is available to store tools and equipment, keeping your outdoor space organized.
- **Large Kitchen:** The kitchen is a focal point with a spacious and stylish design, featuring stainless steel appliances and ample storage space.

**New Solar Hot water system**

**What's close**

- Ocean Reef Park – 450m
- Mirror Park Skate Park – 700m
- Ocean Reef Medical Centre – 900m
- Ocean Reef Primary School – 1.0km
- Wolinksi Park – 1.1km
- Mullaloo Beach North – 1.5km
- Mullaloo Beach Primary School – 1.5km
- Tall Tree Early Learning Mullaloo – 1.5km
- Mullaloo Beach – 1.7km
- Ocean Reef Boat Harbour – 2.7km

**Who to talk to** Nathan Whennen 0412 672 757  
nwhennen@realmark.com.au