

144 Arcadia Drive, Shoalwater, WA 6169



House For Sale

Friday, 3 November 2023

144 Arcadia Drive, Shoalwater, WA 6169

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 743 m2

Type: House



Travis Williams
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Offers From \$1,700,000

Prepare to experience the ultimate coastal sanctuary with this stunning residence occupying an unrivalled position opposite Shoalwater Islands Marine Park. Whether searching for your forever home or a luxury weekend retreat only 45 minutes from Perth, the exquisite location and welcoming seaside community are second to none. Carefully constructed and meticulously planned, the design features a formal lounge and dining area with vaulted ceilings, separated from the main living areas using extensive internal glazing. Discover unhindered 180-degree views across all main living spaces, thereby achieving the perfect equilibrium between separation and open flow. The epicentre of this exceptional home lies within the open-plan kitchen, meals, and casual living area. The modern kitchen boasts stone benchtops, a dishwasher, 900mm gas cooktop and electric oven, appliance cupboards, and a walk-in pantry. Access to the expansive wrap-around balcony facilitates the seamless transition from indoors to outdoors, providing the perfect setting for alfresco dining and entertainment. Strategically designed to capitalise on the panoramic ocean views, it comes equipped with cafe blinds for protection from natural elements. The main bedroom suite offers unobstructed ocean views and has built-in robes, a luxe renovated ensuite featuring full-height tiling, a shower, stone-topped vanity, and a separate WC. The residence's versatility extends to four additional spacious bedrooms, of which three include double built-in robes. An updated family bathroom, a spacious laundry with ample bench and storage space, and a utility room with a fridge recess, bench space and purpose-built storage add to the overall functionality of the property, as well as the opportunity to generate a potential income stream from short-stay accommodation (STCA). The property also comprises a bricked rear storage room with roller door access and lush lawns and gardens, including the bore-reticulated front lawn. Multiple outdoor seating and entertaining areas enhance the allure of the property's outdoor spaces. For comfort throughout the seasons, the home has reverse-cycle split system units in the main living room, the primary and third bedrooms, and the theatre room. This remarkable property occupies a generous 743sqm block and includes a double undercroft garage featuring a convenient separate shower and vanity. It is positioned close to various local shops, including a popular IGA, a medical centre & pharmacy, a post office and a news agency. Restaurants nearby include Indian, Fish & Chips and an endless selection of eateries at the Esplanade foreshore a few minutes away. Safety Bay Primary and other local schools, Rockingham Shopping Centre and Rockingham General Hospital are also within easy reach. Walk for kilometres along the spectacular coastline and enjoy colourful sunsets from your balcony. Features include:

- Absolute oceanfront property with 180-deg views
- Opposite Shoalwater Islands Marine Park and Penguin Island
- Generous 743sqm block
- Five bedrooms, four bathrooms
- Open-plan living and entertaining areas with vaulted ceilings & ocean views
- Exposed limestone internal walls and timber finishes
- Luxury kitchen with stone benchtops & 900mm appliances, dishwasher
- Huge home theatre with projector and screen
- Decorative fireplace in the main living area
- Built-in robes and timber Venetian blinds throughout
- Utility room with fridge recess, bench and storage
- Wrap-around balcony with shade blinds
- Reverse-cycle AC in the main living area, primary & 3rd bedrooms and the home theatre.
- Double undercroft garage with a shower and vanity
- Luxury weekender or idyllic family home
- Surrounded by excellent local amenities
- Laundry with heaps of storage
- Bore-reticulated front lawn

Location (approx. distances): 900m local shops & cafes 330m Shoalwater Beach 250m Safety Bay Bowling Club 2.3km Lake Richmond 1.7km Safety Bay Primary School 4.2km Safety Bay Senior High School 4.8km Rockingham Shopping Centre 5.4km Rockingham Esplanade Foreshore