

# 14b Barossa Heights, Ocean Reef, WA 6027



## House For Sale

Friday, 26 January 2024

14b Barossa Heights, Ocean Reef, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 411 m2

Type: House



Sean & Jenny Hughes  
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Amy Audas  
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## Set Date Sale - All offers by 5pm 14th February

What we love This neat and tidy 4 bedroom 2 bathroom rear duplex is already as tranquil and secluded as they come, with its desirable cul-de-sac location only adding to a relaxed coastal lifestyle for all involved. Off the entry, a welcoming formal lounge room leaves space for dining and precedes a casual open-plan family, meals and kitchen area – the tiled kitchen itself playing host to a gas cooktop, a separate oven and a single-door storage pantry. The main living space seamlessly extends outdoors for covered patio entertaining, complemented by a large wraparound backyard that the kids and pets will absolutely love. Aside from the site of the new Ocean Reef Marina being only a few minutes away, you will fully appreciate this home's enviable setting, within footsteps of a plethora of picturesque local parklands (including the lakeside Beaumaris Park and beautiful Santiago Park around the corner) and close to the likes of glorious swimming beaches, Beaumaris Primary School, St Simon Peter Catholic Primary School, Prendiville Catholic College, Ocean Reef Senior High School and Beaumaris City Shopping Centre – not to mention Currambine Central marketplace, world-class golf at Joondalup Resort, public transport, the freeway and everything in between. Best of all, adding your own personal modern touches throughout allows you to prosper even further, heightening your entire living experience.

What to know All four bedrooms are carpeted for comfort here, inclusive of a larger master suite where a shower, toilet and vanity make up the intimate ensuite bathroom. Brilliant in its simplicity is a practical main family bathroom with a bathtub, whilst the separate laundry enjoys external access for drying. Extras include easy-care timber-look flooring, split-system air-conditioning, security doors, a corner garden shed in the yard, a single carport and adjacent second parking bay. A delightful opportunity presents itself to you, here.

Who to talk to To find out more about this property, you can contact agents Sean and Jenny Hughes on 0426 217 676, Amy Audas on 0417 990 353 or Oliver Hess on 0478 844 311 or by email at [hughesgroup@realmark.com.au](mailto:hughesgroup@realmark.com.au).

Main features- 4 bedrooms- 2 bathrooms- Front lounge/dining room- Open-plan family, meals and kitchen area- Split-system air-conditioning- Outdoor patio entertaining- Large backyard- Single carport – plus an adjacent second parking space- Built in 1992 (approx.)