

16 Atoll Court, Mullaloo, WA 6027



House For Sale

Friday, 17 May 2024

16 Atoll Court, Mullaloo, WA 6027

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 730 m2

Type: House



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\$1.9m+

An exclusive beachside cul-de-sac is the fitting tranquil setting for this quality-built 4 bedroom 3 bathroom two-storey Webb & Brown-Neaves residence that is loaded with exceptional modern features, has something for every family to enjoy and comfortably sits just footsteps away from colourful sunsets at beautiful Mullaloo Beach, down a nearby walkway. A stunning outdoor setup with an alfresco and swimming pool headlines this impressive home that also sits only walking distance from majestic Korella Park bushland at the other end of the street. Sit out on your breezy front balcony and take in the lovely ocean views, or simply watch the kids walk to Mullaloo Beach Primary School - nestled right around the corner. There it's lots to love about living here, that's for sure!

WHY YOU SHOULD BUY ME:

- The fabulous backyard setting off the kitchen, complete with an alfresco. A gas bayonet for barbecues, lawn for the kids and pets to play on and a shimmering below-ground electrically-heated pool
- Spacious open-plan family/dining/kitchen area downstairs with a gas fireplace, scullery, a large walk-in pantry, a Sub-Zero fridge/freezer, integrated Miele appliances (including a dishwasher and double ovens) and more
- Separate lower-level theatre room with double privacy doors, plus a powder room off the laundry – and a massive king-sized master-bedroom suite with separate fitted “his and hers” walk-in wardrobes and a bubbling ensuite spa bath (and double shower)
- Spacious upstairs retreat with a kitchenette and access to the balcony and its sea vista
- Upper-level study nook
- Fitted and mirrored built-in robes to all three upstairs bedrooms – inclusive of a commodious 4th bedroom with ocean glimpses and a large 2nd or “guest” bedroom suite with its own private ensuite
- Separate top-floor toilet, linen press and 3rd/family bathroom with a shower and separate bathtub
- Ample driveway parking space for your boat, caravan, trailer or all three – preceding a huge remote-controlled lock-up triple garage with three-phase power, internal shopper's entry, a storage/workshop area and rear roller-door access to the yard

OTHER FEATURES:

- High ceilings
- Smart-wiring
- Extra-height doors
- 15kW solar system – with a 5kW inverter (24 panels)
- Caesar Stone bench tops
- Floor-to-ceiling bathroom/laundry/toilet tiling
- Under-floor bathroom heating
- Ducted reverse-cycle air-conditioning (with zoning)
- Integrated audio/ceiling speakers
- CCTV security cameras
- Alarm
- Feature LED down lights
- Foxtel connectivity
- Plantation shutters
- Three (3) gas hot-water systems – two instantaneous and one storage
- Reticulation
- Large 730sqm (approx.) block

WHAT THE FUTURE HOLDS:

- The ultimate modern “lock-up-and-leave” lifestyle where swimming and surfing are only metres from your front doorstep, complementing a very close proximity to Mullaloo Heights Primary School, the 24-hour IGA supermarket at Mullaloo Plaza Shopping Centre, the site of the exciting new Ocean Reef Boat Harbour redevelopment, the local surf club, outstanding seaside cafes and restaurants, public transport, the freeway, Westfield Whitford City Shopping Centre, St Mark's Anglican Community School, golf courses, Hillarys Marina, the new Hillarys Beach Club and everything in between

DISTANCE TO:

- Korella Park – one minutes (200 metres approx.)
- Mullaloo Beach Primary School – one minute (350 metres)
- Mullaloo Beach/Tom Simpson Park/restaurants – two minutes (900 metres)
- Mullaloo Village Shopping Centre – three minutes (1.3 kilometres)
- Mullaloo Heights Primary School – four minutes (1.9 kilometres)
- St Mark's Anglican Community School – seven minutes (3.5 kilometres)
- Westfield Whitford City Shopping Centre – eight minutes (3.8 kilometres)
- Hillarys Boat Harbour – 11 minutes (6.2 kilometres)
- Whitfords Station – 11 minutes (6.4 kilometres)
- Perth CBD – 27 minutes or 26.8 kilometres (approx.)