

16 Durban Way, Quinns Rocks, WA 6030

THE AGENCY

Sold House

Friday, 19 January 2024

16 Durban Way, Quinns Rocks, WA 6030

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 608 m2

Type: House



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\$1,170,000

Perfectly positioned between the beach and the lovely Camira Park at the end of the street, this exemplary 5 bedroom 3 bathroom two-storey residence will effortlessly appease your family's personal needs in the form of a superb free-flowing floor plan with lots of wonderful surprises. Downstairs, a commodious fifth or "guest" bedroom suite can be found off the entry foyer, complete with full-height double-sliding-door built-in wardrobes and its own private ensuite/third bathroom with a shower, vanity and access into a separate two-way powder room. Wide double doors reveal a huge light-filled open-plan family, dining and kitchen area, where most of your casual time will no doubt be spent. The functional kitchen itself plays host to a large walk-in pantry, wine racking, ample cupboard storage, glass splashbacks, a stainless-steel range hood, a Fisher and Paykel five-burner gas cooktop, an under-bench oven, a stainless-steel Fisher and Paykel dishwasher and sparkling dark granite bench tops that add a classy finish to it all. The dining space even enjoys pleasant views out to a shimmering below-ground swimming pool at the rear, with both the casual living and eating areas seamlessly extending outdoors to a magnificent alfresco-entertaining deck with a ceiling fan, a built-in bar nook and a trickling water feature in the neighbouring garden to help set the mood. There is also plenty of space by the pool for relaxing and unwinding, under the sun. Back inside, a generous theatre room (also overlooking the pool) off the main hub is carpeted for comfort and has two separate entry doors, whilst the adjacent laundry features an internal clothesline – as well as external access for further drying, down the side of the property. Servicing the minor sleeping quarters on the ground floor is a separate toilet and separate powder vanity – both preceding the main family bathroom and its shower and separate bathtub. Upstairs, a versatile "parents' retreat" can be whatever you want it to be, sitting inches away from a massive carpeted master suite with double privacy doors, a decent covered front balcony with sea glimpses, an over-sized walk-in robe and a well-appointed double-door ensuite – home to a bubbling spa bath, twin "his and hers" vanities, a separate shower and access into another two-way powder room. Another outstanding versatile living space can also be found up here and is ideal as either an office or games room – complete with a striking recessed ceiling and its own separate covered balcony with more substantial ocean views. Amazing evening sunsets can also be enjoyed out here, with your favourite drink in hand. Other sprawling local parklands can be found in close proximity, with beautiful Quinns Beach and even the local dog beach both very much within arm's reach – the latter only footsteps away, which your furry friends will absolutely love. Also nearby are the lush Gumblossom Park, Community Centre and playing fields, with a host of bus stops, the 24-hour IGA Quinns Rocks Fresh supermarket, Quinns Beach Primary School, Quinns Baptist College, Peter Moyes Anglican Community School, Mindarie Senior College and the magic of Mindarie Marina all either seconds or minutes away in their own right. A very handy proximity to seaside cafes and restaurants, the freeway, Ocean Keys Shopping Centre and either the Clarkson or Butler Train Stations is simply an added bonus, here. Make the most of the coast by treating your family to something very special indeed! Other features include, but are not limited to:

- Double-door entrance
- Wide entry hallway
- Low-maintenance timber-look flooring
- Built-in open fireplace to the custom media nook in the family room downstairs
- Stylish pendant light fittings in the dining area
- Extra cupboard storage on the opposite side of the kitchen bench
- 2nd downstairs bedroom with BIR's, a built-in computer desk and extra storage space
- Large carpeted 3rd and 4th lower-level bedrooms with double-door BIR's
- Large under-stair storeroom
- Walk-in linen press downstairs
- Under-bench vanity storage throughout
- Ducted reverse-cycle air-conditioning
- Ducted-vacuum system
- Solar for power
- Intercom system to front door
- White plantation window shutters
- Profiled internal doors
- Feature ceiling cornices
- Security doors
- Revamped poolside paving area
- Easy-care established gardens
- Remote-controlled double lock-up garage with roller-door access to the rear – plus internal shopper's entry

• 608sqm (approx.) block

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.