

# 16 Nias Ramble, Iluka, WA 6028

## House For Sale

Saturday, 9 December 2023



16 Nias Ramble, Iluka, WA 6028

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 583 m2**

**Type: House**



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**From \$1,049,000**

Superbly situated on a quiet street that is nestled only minutes away from beautiful Burns Beach and our pristine northern-suburbs' coastline, this quality 4 bedroom 2 bathroom home will definitely keep you and your loved ones happy with its functional floor plan and an overall sense of space and flow. Surrounded by other exceptional properties, this terrific abode boasts a huge king-sized master-bedroom suite off the entry - complete with an over-sized walk-in wardrobe and a private ensuite bathroom with a double shower, heat lamps, a separate toilet and twin "his and hers" vanities. Also at the front of the layout are a spacious and carpeted theatre room behind double doors, as well as a generous study on the other side of the foyer - also carpeted and sitting behind double doors for a fantastic separation from the noisy parts of the house. Gorgeous double French doors shut off the large tiled open-plan family, dining and kitchen area from everything else - playing host to a gas bayonet for heating, a breakfast bar, fridge plumbing, double sinks, a storage pantry, a stainless-steel range hood, Westinghouse gas-cooktop and oven appliances and a stainless-steel Bosch dishwasher. A separate set of double French doors reveals a spacious games room that is also tiled and essentially triples personal living options, extend out - via bi-fold doors - to a stunning rear alfresco-entertaining deck with a heater on the wall. Completing the tranquil backyard setting is a low-maintenance artificial-turf area and a shimmering solar-heated below-ground swimming pool - with heaps of space to laze around in the summer sun right next to it. Back inside, the second, third and fourth bedrooms are all queen-sized and have their own built-in robes. The third and fourth bedrooms also look out to the pool, whilst all three spare bedrooms are serviced by a practical main family bathroom with a separate shower and bathtub. Walk to the picturesque Iluka Coastal Path and even Iluka Beach from here, along with bus stops and community sporting facilities at the sprawling Iluka District Open Space around the corner. The verdant Sir James McCusker Park is also within a very close proximity of your front doorstep as are the likes of excellent schools (including Burns Beach Primary School), the popular Sistas Burns Beach Café & Restaurant, wonderful shopping, food and entertainment options at Currambine Central marketplace, the Iluka Plaza commercial and shopping precinct (including the new local pub), world-class golf at Joondalup Resort, public transport at Currambine Train Station and the convenience of the freeway are all just minutes away in their own right, making this outstanding residence all the more appealing. Just like the weather, this is one hot property. The time has come to treat your family to something special! Other features include, but are not limited to;

- Double French-door entrance
- High ceilings
- Access out to the side of the property, from the dining area
- Carpeted bedrooms
- Separate laundry, with a walk-in linen press and external/side access for drying
- Separate 2nd toilet
- Ducted-evaporative air-conditioning
- Ducted gas heating
- Security-alarm system
- Feature ceiling cornices
- Tall feature skirting boards
- Foxtel connectivity
- Gas hot-water system
- Easy-care reticulated gardens
- Remote-controlled double lock-up garage, with a side access door to the rear
- Elevated 583sqm (approx.) block
- BA03/2281, Single storey with garage
- BA05/1158, Swimming pool

Approximate Rates \$2,800 P/a • Approximate Water \$1,673.43 P/a Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matter.