

# 16a Hawkins Avenue, Sorrento, WA 6020



## Sold House

Friday, 22 September 2023

16a Hawkins Avenue, Sorrento, WA 6020

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 551 m<sup>2</sup>

Type: House

**\$1,900,000**

Introducing Your Dream Home in Sorrento - A Modern Coastal Sanctuary This magnificent 3-bedroom, 2-bathroom home is a rare find in the heart of Sorrento. Nestled in an elevated position, this two-story residence offers a perfect blend of modern elegance and natural beauty.

**Property Features:**

- **Modern Two-Story Design:** This contemporary home boasts a modern design with natural timber floors, glass balustrading for the internal staircase, and a soaring vaulted ceiling that creates a sense of spaciousness throughout.
- **Stunning Ocean Views:** Enjoy breathtaking views overlooking Geneff Park, Sorrento Beach, and the Indian Ocean. The rear of the property invites gentle sea breezes, making every day a coastal retreat.
- **Abundant Natural Light:** Large windows and strategically placed skylights flood the interior with natural light, creating a warm and inviting atmosphere throughout the day.
- **Entertainment Paradise:** The lower level of the home offers multiple relaxation areas, including a separate lounge with access to an alfresco and pool area, a home theatre for movie nights, and a private home library complete with a gas fireplace.
- **Gourmet Kitchen:** The expansive kitchen features a large island bench with a breakfast bar, a dishwasher, a 5-burner gas hotplate, a 900 electric oven, and an additional 600 oven and food warmer for the avid entertainer. A spacious walk-in pantry and a generous laundry complete this area.
- **Open-Concept Living:** From the kitchen, you'll overlook a spacious dining and living area that opens to the rear alfresco and timber decking, offering some of the finest ocean views Sorrento has to offer.

**Upstairs Accommodation:**

- **Private Balconies:** Two minor bedrooms each have their own private balcony and built-in robes. These rooms are serviced by a large bathroom with modern fixtures and finishes.
- **Master Suite:** The master bedroom is truly unique, overlooking the living room below and offering access to a private sheltered balcony with stunning views of Geneff Park and Sorrento Beach. His and her walk-in robes lead to a private ensuite with a freestanding bath, double vanity, shower, and toilet. This home is designed for modern living and lifestyle, making it ideal for a young, growing family. With its well-defined living zones, proximity to quality schools, parks, and the vibrant Sorrento beach lifestyle, it's the perfect place to call home. Don't miss the opportunity to make this coastal sanctuary your own. Contact Craig Waters today to arrange a viewing and experience the lifestyle you've always dreamed of. Your dream home awaits in Sorrento!

**Special Features:**

- **Elevated Position**
- **Modern Light filled**
- **Split level**
- **Ocean Views**
- **Below ground pool**
- **North facing**
- **Ducted reverse cycle air-conditioning**
- **Gated front yard with electric gate**
- **Elevated position**
- **Downlights throughout**
- **Blackbutt flooring main living and traffic areas**
- **Home Theatre**
- **Carpet**
- **Plantation shutters**
- **Bulkhead ceiling**
- **Lounge**
- **Bulkhead ceiling**
- **Downlights**
- **Curtains**
- **Front Courtyard Patio**
- **Pebble stone below ground pool**
- **Glass pool fencing**
- **Downlights to alfresco area**
- **Library**
- **Gas fireplace**
- **High Ceilings with built-in skylight windows**
- **Glass balustrade staircase**
- **Ornate Light fittings**
- **Powder room**
- **Single vanity**
- **Wc**
- **Kitchen**
- **Caesar stone benchtops**
- **Soft close draws and doors**
- **Overhead cupboards**
- **Large walk-in pantry**
- **Bosch Rangehood**
- **Bosch 900 electric oven**
- **Bosch 600 oven food warmer**
- **Miele Dishwasher**
- **5 Burner gas hotplates**
- **Double recess stainless steel sink**
- **Large Island breakfast bench**
- **Laundry**
- **Extra-large Benches**
- **Ceramic floor tiles**
- **Ceramic basin**
- **Dining**
- **High Ceilings**
- **Large double sliding doors to alfresco**
- **Curtains**
- **Large windows to external garden beds**
- **Alfresco**
- **Solid Timber decking**
- **Glass Balustrading**
- **Downlights**
- **Living**
- **Vaulted Ceiling**
- **Ceiling skylight windows**
- **Curtains**
- **Guest Bed 2**
- **Large triple mirrored robe**
- **Carpet**
- **Tinted windows**
- **Roller blinds**
- **Door to balcony**
- **Bed 3**
- **Walk-in robe**
- **Carpet**
- **Access to balcony**
- **Sliding door**
- **Plantation shutters**
- **Roller blinds**
- **Bath**
- **Double vanity**
- **Shower**
- **Wc adjacent**
- **Master bedroom**
- **Plantation shutters**
- **Large window sliding access to private balcony**
- **Tinted windows**
- **Curtains**
- **Access to his and her walk-in wardrobe**
- **Window view overlooking living area**
- **Ensuite**
- **Dual single vanity**
- **Free standing bath with skylight above**
- **Shower**
- **Wc**
- **Ceramic tiling**
- **External**
- **Reticulation**
- **Solar Panels**
- **Electric hot water**
- **Location**
- **Sacred Heart College 300m**
- **Hillarys Marina 1.1km**
- **Sorrento Beach 500m**
- **Sorrento Primary School 1km**
- **Seacrest Park. 400m**

Craig Waters of the Agency Team on 0404 017 261. 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.