

**18 Camira Way, Quinns Rocks, WA 6030**



**House For Sale**

Friday, 22 March 2024

18 Camira Way, Quinns Rocks, WA 6030

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 2**

**Area: 1214 m2**

**Type: House**



Warren Azarian

## Mid - High \$2M's

Crafted without compromise, this architecturally designed 6 bedroom, 4 level residence is just a stone throw away from the pristine beaches of Quinns Rocks. Sitting on a massive 1,214 sqm of subdividable land, the house was constructed with future subdivision options in mind. The grand street appeal of this property is a statement on its own, with uninterrupted breathtaking ocean views from every level. The house is designed and built to be separated in to two different sections, making it perfect for large families and or long-term guests! With two different levels of outdoor entertainment areas, hosting large gatherings or massive family events will not be a problem...why hire a venue when you have it all behind your own walls! Inspections are by appointments only.

**ACCOMMODATION FEATURES - SUB FLOOR:** Double lock up garage Store area Staircase to first and second floor

**ACCOMMODATION FEATURES - GROUND FLOOR:** Entry foyer Master bedroom retreat Grand ensuite with his/her walk-in dressing room Bedrooms 2 & 3 with large ensuite Guest (4) bedroom with ensuite Bedrooms 5 & 6 with built-in robes Laundry 4th bathroom Airing cupboard Large portico Pool house/cabana with 5th bathroom Large concrete pool

**ACCOMMODATION FEATURES - FIRST FLOOR:** Open plan lounge area Open plan dining area Sitting area Separate family/games area Large gourmet kitchen with scullery Guest powder room Separate open plan living & meals 2nd kitchen Balcony with access to pool area

**ACCOMMODATION FEATURES - SECOND FLOOR:** Sunroom Fully equipped home theatre Attic Large balcony

**PROPERTY FEATURES:** Breathtaking ocean views Velux skylights with electric blinds Cathedral ceilings with timber lining European s/s kitchen appliances Granite tops to both kitchens and bathrooms Integrated dishwasher Cinema equipment Ducted vacuum 10.36kw Solar PV System (28 panels) 2 x R/C ducted air-conditioning Solid spotted gum timber flooring Porcelain tiles LED lighting throughout Floor to ceiling tiling to all bathrooms Ceiling mounted rain shower faucets 2 x kitchens 5 x bathrooms 6 x WCs Full alarm system Video Intercom CCTV system throughout Walls to all boundaries of the property Automatic electric gate Feature flood lights 3 phase power Duplex potential Exposed aggregate outdoor floors Artificial lawns Decking Ample parking space

**PROPERTY SPECIFICATIONS:** Built Year: 2010 Sub floor: 58.4m<sup>2</sup> Ground floor: 261.2m<sup>2</sup> Pool house: 38.7m<sup>2</sup> Portico: 12m<sup>2</sup> First floor: 245.2m<sup>2</sup> 1st Balcony: 21.3m<sup>2</sup> 2nd balcony: 13.1m<sup>2</sup> Sunroom: 21.9m<sup>2</sup> Home Theatre: 51.8m<sup>2</sup> Total House Area: 723.7m<sup>2</sup> Land: 1,214m<sup>2</sup> Zoning: R20

**RATES:** Water: T.B. Council: T.B.

**LOCATION FEATURES:** Walking distance to Quinns Beach Walking distance to parks Close to primary and secondary schools Ocean Keys Shopping Centre: 5km Lakeside Joondalup Shopping City: 14km Joondalup Hospital: 14km Mitchell FWY: 4km Wanneroo Road: 6km Perth CBD: 40km