

18 Fifth Avenue, Shoalwater, WA 6169

House For Sale

Thursday, 9 November 2023

18 Fifth Avenue, Shoalwater, WA 6169

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Julie Pym

Price Guide \$1,500,000

Impeccable, true Hamptons style, quality, large 4/5 bedroom residence in Shoalwater Bay. Delve into this enthralling property with so many exciting extras that build to a grand finale upstairs, with the breathtaking, stunning main living. Serene, Shoalwater Marine Park ocean views are enjoyed from this peaceful haven through bi-fold double-glazed doors and quality aluminum Hampton shutters. Superb cross ventilation qualities with the added comfort of reverse cycle air con for all year-round comfort. Double glazing to the entire front of the property allows for heating and cooling efficiency plus added protection in winter. This low-maintenance home is perfectly adaptable as a superb, large-family home capable of accommodating multi-generational families offering privacy and space. Alternatively, purchase as a luxury beachside retreat with beach access convenience. Potential separate living downstairs with this very flexible floorplan. Few properties align with the design and inclusions this outstanding property offers. This property is open to exclusive viewings. Please contact Julie Pym at 0411 436 537 to book a time.

GENERAL- Opposite Shoalwater Marine Park - Superb views from main living - Convenient beach access opposite - Immaculate presentation - Stone Benchtops throughout - Engineered dark oak flooring throughout - Tiled bathrooms and WC - Crisp low maintenance 4/5 double storey property on 470sqm block - 420 sqm living under main roof - Double auto garage with large storage area and three phase power - Gas instantaneous HWS PLUS gas storage unit - Two further parking spaces - Valet vacuum

DOWNSTAIRS- Low-maintenance fenced front garden - Wooden entry door with window feature - Large entry lounge/family area - Large double-glazed awning-style window - Extra wide stairwell - High ceilings and skirting boards - Significant storage understairs and two large separate linen storage - Guest bedroom with large walk in robe and spacious tiled ensuite with walk in shower - Three secondary bedrooms, blinds and sheers, two with robes - All bedrooms have reverse cycle split air conditioners and beautiful textured light fittings - Laundry with ample cabinetry, stone benchtops, fridge space and dishwasher. Perfect second kitchen area - Tiled family bathroom with shower, vanity with stone benchtops - Separate WC

OUTSIDE- Accoya brand quality timber decking - Private and spacious pitched covered alfresco with pavilion-style accents - Stylish low maintenance-covered dining for all-year comfort - Courtyard with drying area - Bin storage - BBQ area - Bore and reticulation

UPSTAIRS- Raked ceiling with attractive profile - Ducted reverse cycle air conditioning - Perfectly proportioned space harmonizing kitchen, dining and living - Exceptional ocean views - Glass cluster pendant lighting for dining and living - Bi-fold double-glazed doors fitted with aluminum bi-fold shutters - Balcony access - Large double-glazed awning window to the living area - Classic Hamptons high-end kitchen with an abundance of quality cabinetry and stone benches - Pyrolytic oven and induction cooktop - Birds nest pendant lighting to island bench and GPO points - Butlers pantry including elegant dresser, integrated dishwasher, and extra fridge space - Generous master suite with incredible ensuite including shower room, separate powder area, separate WC, and laundry chute - Luxe European-style dressing room to master with built-in storage and sheer curtains - Potential for lift implementation - Skylight x 2 - Wall insulation throughout with soundproofing qualities

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