

# 18 Sabot Place, Ocean Reef, WA 6027

## Sold House

Tuesday, 15 August 2023

18 Sabot Place, Ocean Reef, WA 6027

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 757 m<sup>2</sup>

Type: House

**\$1,200,000**

Designer 2 storey family entertainer boasting ocean views from both levels, and just a skip and jump to Mullaloo beach and new Ocean Reef marina. You'll love the amazing outside entertaining with a huge, state of the art outdoor kitchen; perhaps take a dip in the sun-drenched pool, have a spa, or relax on the balcony and take in the view! Including 2 master bedrooms with own ensuites, a spectacular kitchen, gleaming black butt floors, and fantastic high ceilings, this memorable property is guaranteed to impress even the fussiest buyer. Features include:-\* Grand, double door entrance hall\* Fantastic high ceilings\* Classy formal lounge and formal dining\* Gleaming solid black butt floors throughout living areas, hallways and staircase\* Large family room opens to outdoor kitchen and pool\* Spectacular kitchen with overlooks resort style pool and party area\* Solid stone benchtops, Miele gas hotplate, electric wall oven with separate grill and dishwasher.\* Double fridge freezer recess, built in wine rack, walk-in pantry plus extra walk-in cupboard perfect for 2nd pantry (small scullery)\* Awesome separate sunken theatre room with wooden flooring\* Massive upstairs separate games room with built in bar\* 5 bedrooms – 2 masters with own ensuites\* 6th bedroom / study\* 4 bedrooms have walk in robes\* 1st master bedroom is at the front and enjoys a brand new, luxury ensuite with stone tops and cut out sinks\* 2nd master bedroom has its own wing at rear and enjoys patio doors opening to the breathtaking pool area.\* The lavish ensuite here has large corner spa, separate shower and separate W.C\* 3rd bathroom is less than one year old, again finished impeccably with stone tops and cut out sinks\* All 3 bathrooms have quality floor to ceiling tiling\* Large, tiled balcony with stylish glass balustrade, feature cedar ceiling and downlights\* Laundry with heaps of storage and 3rd W.C\* Reverse cycle air conditioning + split systems\* Solar panels 5.5 kw system \* Roller shutters secure the front of the home and 4 of the bedrooms \* Alarm system\* Skirting boards throughout\* Gas storage hot water system\* Gas points\* Fantastic outdoor A-frame, undercover party area with ceiling fan, cedar gabling and café blind\* Superb outdoor kitchen consists of 3 door under counter fridge, top of the range Rinai BBQ, sink and heaps of cupboard space\* Polished concrete tops with stainless steel, tiled splashbacks\* Hollywood style, solar heated salt chlorinated below ground pool with secure quality glass fencing\* Stunning back garden complete with limestone raised flower beds, fish pond and fountain.\* Stylish garden lighting which looks incredible at night\* Double garage under main roof with cedar feature garage door\* Automatic reticulation\* Level, 757sqm block with ocean views from ground level\* 6 metre shed with powerpoints and LED lighting\* Spot for the boat\* Top of the range fittings right through\* Located at the top of a small, private cul-de-sac very close to Mullaloo beach. Also, easy walk to Ocean Reef Marina plus all the local schools and shops. FOR MORE INFORMATION, TO ARRANGE A VIEWING OR FOR A FREE APPRAISAL ON YOUR PROPERTY, PLEASE CALL OSCAR 0417 984 935