

**197 Delgado Parade, Iluka, WA 6028**



**Sold House**

Thursday, 17 August 2023

197 Delgado Parade, Iluka, WA 6028

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 643 m2**

**Type: House**

**\$1,100,000**

“What you will love” Be prepared to be inspired, by this absolutely wonderful masterpiece, built by the award-winning Ross North Homes. This sensational home embodies the essence of a luxury holiday retreat, combined with that loving family feel, that enables you to call this beautiful house your home. Indulge in a variety of living spaces that cater to every aspect of modern living, including 4 great sized bedrooms plus study (or a 5th bedroom); the grand master, with its own courtyard, 3 fantastic guest/family bedrooms, open plan living and dining room, kitchen, theatre room, games room, solar panels, new magnesium heated pool, timber flooring and much more... You can't help but fall in love the moment you walk through the door. This Hamptons inspired property, ensures that every aspect of your lifestyle is catered to. It embodies the perfect balance between relaxation, entertainment, and productivity, offering a truly versatile and harmonious living experience for the whole family to enjoy. When it's time for entertaining or enjoying the delightful summer months by the pool, this home has you covered.

**\*\*Features include\*\*** Wonderful street appeal, with a framed limestone portico, which entices you as soon as you enter. Grand entrance foyer, stretching the length of the home. Private & stunning master bedroom with ceiling recess, his & hers built-in robes, beautiful French doors that lead you outside to a north facing and sun-filled courtyard, plus ensuite bathroom with double vanities, a huge shower and WC. Huge games / activity room. Just perfect for the kids to spread out and play. Hollywood sized Cinema room with recessed ceilings. Enormous open plan living and dining room, featuring plenty of room to kick back and relax at the end of the day, including a feature fireplace; perfect to keep you warm on the cooler evenings. Combined with views and access to the wonderful pool and alfresco entertaining areas, this is a sensational focus point of the home. Well-appointed kitchen with, stone benchtops, centre island bench, 900mm oven, 5 burner cook top, glass canopy rangehood and plenty of cupboard storage space. This kitchen will impress even the most discerning of chefs. Separate children's wing of the home with great sized bedrooms 2, 3 & 4 all with robes. Family bathroom with rainwater shower, bath, vanity and WC. Spacious laundry with stylish flooring. Linen cupboards.

**\*\*Extras\*\*** Quality Blackbutt solid timber flooring. Travertine paving in alfresco and around pool. Heated magnesium swimming pool with spa jets. Sensational covered patio area. Great for all weather entertaining. Paved and lawn areas for the children and our furry friends to play on. New landscaping. New plantation shutters in bathrooms. Parisian French doors. New Zoned Wifi ducted reverse cycle air conditioning throughout. Skirting boards. Downlights throughout. Feature lighting. Programable smart coloured lighting at the front. 6KW 18 solar panels (smart wired Wifi). Reticulation. New HWS. Wifi and Pool Smart. Trendy Hamptons Wainscotting. Lots of extra internal and external power points added. Double remote garage with rear access & extra parking space. Shed. Close to the beach, public transport and local schools, including Burns Beach Primary. Also, within walking distance of Bramston Park, Iluka District open space and Sir James McCusker Park. This home has all you could wish for and is just perfect to move in, unpack & unwind. Don't miss this wonderful opportunity to call this property your home. Built in 2004 by Ross North Homes. 643sqm block.

**Disclaimer:** The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.