

**21 Cardiff Gate, Iluka, WA 6028**



**Sold House**

Friday, 18 August 2023

21 Cardiff Gate, Iluka, WA 6028

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 714 m2**

**Type: House**

**\$1,250,000**

The substantial and versatile floor plan of this park side delight make it an exceptionally good choice for extended families or those with growing kids. Boasting 5 bedrooms and 3 bathrooms, the home is quality constructed by the award winning Atrium Homes and built to stand the test of time with its teenager sized bedrooms, 4 living areas, solar heated pool, desirable secure boat/caravan parking, energy saving solar panels and it's well positioned 714m<sup>2</sup> corner block. Loved and cherished by the original owners, you'll find that this beauty will accommodate everyone. Essential viewing with Team Utley.

**FEATURES:** East facing portico entry with double timber doors and welcoming foyer  
Crisp porcelain tiling throughout foyer and lower living areas  
Queen size guest suite (bed 5) with double robe & front garden outlook  
Full tiled ensuite (3rd bathroom)  
Huge formal dining for those special occasions – ideally located for use as extra living, home office etc  
Spacious and well-equipped kitchen with granite benchtops, loads of storage, 5 burner gas cooktop, 900mm under bench oven, stainless steel canopy range hood, tiled splash back, appliance storage, overhead cabinetry, microwave recess, dishwasher, double sink, double fridge recess, double door pantry  
Comfortable central living room  
Casual meals area overlooks alfresco  
French doors lead to a sumptuous home theatre room or games room  
Queen sized beds 2, 3 & 4 all with double built in robes  
Stunning renovated 2nd bathroom, fully tiled, with single vanity, glass shower, bathtub and 2nd WC  
Handy laundry  
Ideal kids' activity room  
Linen storage  
**UPSTAIRS:** Carpeted staircase with porcelain base treads  
Huge parents retreat with sunny parkland outlook  
Private master suite with parkland views plus spacious walk in robe  
Delightfully renovated ensuite with dual basins on a floating vanity, glass shower, pendant lighting, free standing soothing bath tub, quality full height tiling plus separate WC  
**OUTDOORS:** Private and protected alfresco entertaining area with all-weather blinds and gas point for barbeque  
Sculptured concrete solar heated pool with water blade feature and glass fencing  
Two separate lawn areas  
Ideal side/rear access for boat/caravan/trailer  
Handy garden shed  
Low maintenance gardens with automatic reticulation  
Double remote garage with shopper's access into the home  
**EXTRAS:** 6.5kw solar system  
Reverse-cycle ducted multi-zone air conditioning throughout  
Ceiling fans in addition to air conditioning in all bedrooms  
Security Alarm system  
Ducted vacuum system  
Solid Blackbutt timber floorboards  
French doors  
Porcelain tiles  
Soft plush tiles  
Skirting boards  
Built in 2004 by Atrium Homes on a whopping 714m<sup>2</sup> corner block

**FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY**  
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