

22 Binnacle Road, Ocean Reef, WA 6027



Sold House

Thursday, 12 October 2023

22 Binnacle Road, Ocean Reef, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 753 m2

Type: House



Sharon Adams

0893003344

\$1,305,000

Welcome to 22 Binnacle Road, Ocean Reef. This gorgeous home, proudly positioned on the pinnacle of Ocean Reefs popular southern end will delight the buyer who just loves an ocean view. With stunning views from both levels, you are sure to be awed. Sophistication and modern décor flow throughout the home from the minute you pass through the stylish wide timber and glass entry door. This beautiful home boasts high ceilings and features that make it a standout from the second you step in. Modern tiling, large full-length windows, skirting boards and a design that presents character and charm with a stylish polished finish throughout. Offering 4 bedrooms plus study, 2 bathrooms, 2 powder rooms, formal living areas, massive informal hub consisting of family, meals and kitchen, upstairs games and wrap around balcony, pool, pool bar cabana, huge double garaging - this home is just perfect, and what families are searching for.

On The Ground Level: Welcoming and relaxed formal areas, step down from the entrance foyer into the large lounge with a classy atmosphere, stylish high ceilings and chic décor, gives a sense of comfort & relaxation. The built-in gas log fire is perfect for the winter months. The elevated formal dining room is spacious and ideal for large celebrations with a built-in bar section and double French doors through to the kitchen - perfect for those who enjoy formal dinner parties. The master suite is located at the front of the home and is a spacious king size with large full-length windows capturing the lovely garden vista. This suite is complete with large fitted out walk-in robe and open plan modern ensuite with spa bath and separate 2-way powder room, cleverly designed to service the formal living spaces of the home. The home study is also located in the front section of the home. Closing off the front section and moving down the side toward the rear of the home you will find the 3 minor bedrooms, all queen size with built in double robes - 2 back ones with ocean glimpses. Also, in this section we have wall to wall storage cupboards along the hallway and an understairs wine cellar, family bathroom, laundry and separate WC. Moving to the central informal living spaces, again the soaring ceilings and pleasing design make this a standout from other homes, along with the striking ocean views from all these rooms. This hub consists of the modern kitchen, huge family room & spacious meals area with access to the outdoor entertainment area. The space is sensational with large windows allowing the natural light to flow through while enjoying the ocean views and overlooking the back garden, pool, and entertainment areas. The kitchen is complete with quality appliances, 900 5 burner gas cooktop, dishwasher, appliance cupboard, walk in pantry, stone benchtops, glossy white cabinetry, shoppers' access to garages and showcasing soaring high feature ceilings.

2nd Level: Take the stairs to the top and Wow! Look at that panorama! Ocean views to die for from the huge entertainment/games room with full length windows and doors leading to the wrap around balcony, a place you will be the envy of your friends when it comes to entertaining. This is the spot to relax, socialize or just enjoy the forever changing ocean moods with sunsets, electric storms, sailboats - a full 180 degrees of coastal blue - great for the soul! The outlook over the sparkling pool below is an amazing sight from here especially with the evening lights and the changing pool colours of the pool lights and surround garden lights. It really is very special. There is also an additional powder room located on this level. Moving outside, entertaining is a breeze. Easy care gardens, well established dragon trees framing the entrance to the large concrete sparkling pool, with soothing waterfall features, private back yard and additional standalone cabana bar with power and water (sink), just the spot to prepare the cocktails - you will think you are on holiday all year round. Paved for easy maintenance there is still some hidden sections with a garden shed, small vege garden, a place for the dogs to go and clothesline area, all hidden in the back. The outdoor entertainment area is perfect for the BBQ with gas & power connection, a fire pit with chimney and a pleasant place to relax and enjoy the pool and ocean vistas. The pool, pool cabana and gardens light up at night to create a magical retreat to enjoy. This is a sensational home with lots on offer including but not limited to extras such as, reverse cycle air conditioning, solar panels, very spacious double garaging with auto opening door, instant hws, gas bayonets, ceiling fans, plenty of space for off street parking with a hardstand for the van or boat, and more you will appreciate on closer inspection. For additional information call Sharon Adams on 0407 988 545.