

# 22 Carroo Heights, Ocean Reef, WA 6027

## House For Sale

Friday, 24 May 2024

22 Carroo Heights, Ocean Reef, WA 6027

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 715 m2**

**Type: House**



**Bridget Donnelly**

0894470011

## From \$1,400,000

A tranquil coastal cul-de-sac is the fitting setting for this sublime 6 bedroom 2 bathroom home that has been impressively renovated for quality modern living. Welcoming you inside are a sunken front lounge – with a ceiling fan, gas-bayonet heating and an electric security roller shutter for peace of mind – and a formal-dining room above it. Both are warmed by gleaming timber floorboards. The spacious front master-bedroom suite is graced by dimmable feature down lights, easy-care wood-look floors, a fan, electric roller shutters, a fitted walk-in wardrobe and a sumptuous fully-tiled ensuite bathroom – bubbling spa bath, shower, toilet, heated towel rack, twin “his and hers” stone vanities and all. The adjacent second bedroom or “nursery” has a fan and matching flooring, as do the third and fourth bedrooms. In fact, the third bedroom has a built-in robe and manual roller shutter, whilst the fourth bedroom doubles as a potential study. The fifth and sixth bedrooms both have their own ceiling fans, built-in double robes and are separated by an activity room – complete with low-maintenance timber-look floors, a ceiling fan, gas bayonet, access to the paved north-facing backyard and all the versatility in the world. The sixth bedroom overlooks the shimmering below-ground solar-heated rear swimming pool, whilst a stylish fully-tiled main family bathroom services the minor sleeping quarters well with its shower, separate bath, heat lamps and twin stone-vanity basins. A tiled open-plan family, meals and kitchen area is where most of your casual time will be spent and has a gas bayonet, an electric roller shutter (kitchen window), a ceiling fan, a striking timber-look feature wall, dimmable down lights, wine racking, high raked kitchen ceilings, charming brickwork, its own splendid pool vista, an island bench, a large fridge/freezer recess, an appliance nook, microwave nook, a walk-in pantry, a range hood, Simpson gas cooktop, a separate Fisher and Paykel oven and a stainless-steel double-drawer dishwasher of the same brand. Off the main living zone, a huge pitched alfresco-entertaining area can be seamlessly accessed, complete with a new ceiling fan and a built-in Beef Eater mains-gas barbecue – an expansive setting, providing an outdoor play and entertainment space for all generations to utilise, all year long. The stunning large pool and its flowing waterfall feature provide the perfect backdrop to it all. There is a secure remote-controlled double lock-up garage also, with its own clothesline, storage area, attic and powered storeroom – plus internal shopper's entry, via the kitchen. Ample driveway parking space is complemented by side access for a boat, caravan or trailer. There are day-care and medical facilities and the fantastic Beaumaris Shopping Centre all on your doorstep, with the site of the exciting new Ocean Reef Boat Harbour redevelopment also only walking distance away. Stroll leisurely down to the marina to check out all of the activity and progress, as well as embracing a very close proximity to a plethora of picturesque local parklands, glorious swimming beaches, Beaumaris Primary School (around the corner), St Simon Peter Catholic Primary School, Prendiville Catholic College, Ocean Reef Senior High School, more shopping at Currambine Central marketplace, world-class golf at Joondalup Resort, public transport and even the freeway. Throw some amazing neighbours into the mix and this is very much the complete coastal package – so treat your family to something very special indeed! Other features include, but are not limited to:

- Solid brick-and-tile construction
- Professionally painted throughout
- Double-door entrance
- Tiled entry foyer
- Light and bright laundry with tiled splashbacks and over-head/under-bench storage cupboards
- Powder room
- New full-height triple-sliding-door storage cupboard to the entry hallway (with adjustable shelving)
- Double linen press
- Tinted front, side and (closed) alfresco windows
- Solar-power panels
- Ducted reverse-cycle air-conditioning – with zoning/phone/sensor controls
- Ducted-vacuum system
- Manual security window roller shutters
- Foxtel connectivity
- Feature skirting boards
- All new light fittings and ceiling fans – including dimmers
- Brand-new ceiling fans in every bedroom
- All new external lights and sensors
- Large garage storage attic – with flooring, lighting and in-built “drop-down” ladder access on a hatch
- Two (2) large shade sails over the pool
- Soft-closing pool entry gate
- New double-width down-pipes and overflow valves
- New 400L soakwell
- New Colorbond fencing to the sides and rear of the property
- New whirly birds on roof
- Security doors
- Two (2) large drying racks – to the side of the house and in the garage
- Gas hot-water system
- Full front and rear landscaping completed
- New front and rear reticulation
- Lush green front-yard lawns
- Low-maintenance gardens
- Side garden shed
- Approximate parking for up to six cars on the property
- Side access
- Large 714sqm (approx.) block – with two parking spots opposite the house for your visitors to utilise
- Built in 1994 (approx.)

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. 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.