

# 22 Resolute Way, Ocean Reef, WA 6027



## Sold House

Tuesday, 19 September 2023

22 Resolute Way, Ocean Reef, WA 6027

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 870 m2**

**Type: House**



Johann Dique

**\$1,430,000**

HOME OPEN 23/09 CANCELLED - UNDER CONTRACT Stunningly overlooking the site of the exciting new Ocean Reef Boat Harbour redevelopment whilst boasting impressive sea views at the very same time, this fully-renovated 4 bedroom 2 bathroom family entertainer offers elevated excellence in every single corner, leaving absolutely no stone unturned in delivering quality modern living for all involved. Before you even step foot inside, you will be in awe of a huge lock-up three-car garage with triple roller doors, roof storage space, the potential to install a hoist in the brand-new "third" garage area and drive-through access to the backyard – plus an additional rear roller door and handy internal shopper's entry. At the front of the house, a huge lounge – or theatre room is carpeted for comfort and plays host to a delightful bay window, as well as benefitting from a pleasant north-facing aspect and a combined ocean and marina vista. A massive master-bedroom retreat is also carpeted for comfort (like the other bedrooms) and boasts a ceiling fan, ocean views to wake up to, and a sumptuous fully-tiled ensuite bathroom with a walk-in ceiling-mounted rain shower, a stone vanity, a toilet, and a large, custom-fitted and carpeted walk-in wardrobe for good measure. Double doors reveal an impeccably tiled open-plan family, dining, and kitchen area, where most of your casual time will be spent. The spacious central hub of the floor plan comprises built-in media cabinetry, sparkling granite bench tops, a granite storage/computer nook, a double storage pantry, double sinks, stylish pendant light fittings, sleek white cabinetry, a double fridge/freezer recess, a Miele range hood, Miele Induction cooktop, integrated Miele microwave/oven and pyrolytic-oven appliances and an integrated Miele dishwasher. The separate minor sleeping quarters are headlined by a tiled activity room for the kids – complete with a built-in two-person workstation with dual study desks. All three large spare bedrooms have ceiling fans, and built-in robes and are serviced by a double linen press, a fully-tiled powder room, a fully-tiled laundry (with under-bench and linen/broom storage and external/side access for drying), and a fully-tiled main family bathroom with a stone vanity, under-bench storage, a walk-in ceiling-mounted rain shower, and a separate free-standing bathtub. Off both the family and activity rooms lies an enormous pitched outdoor alfresco-entertaining area, featuring three ceiling fans, integrated audio speakers, a commercial stainless-steel range hood, plumbed gas, a Weber barbecue, a pot-belly wood fireplace, a sink, heater and wooden-slab bar to impress your guests with. There is also a terrific backyard lawn area that the young ones and pets will love, as well as a generous powered lock-up workshop shed with a roller door and side lean-to for a trailer connected to it. The latter also protects the clothesline and doubles as an under-cover drying courtyard. Up above the yard, you will find an elevated play area for the kids, complemented by easy-care artificial turf and its own surprising slice of the mesmerising sea vista at hand. Completing this exquisite package is an enclosed spa house where you can bubble away in total privacy and out of the elements. Let those sensual sea breezes filter in as you take full advantage of living so close to a plethora of picturesque local parklands, glorious swimming beaches, and the likes of Beaumaris Primary School, St Simon Peter Catholic Primary School, Prendiville Catholic College, Ocean Reef Senior High School, and Beaumaris City Shopping Centre. Currambine Central marketplace, world-class golf at Joondalup Resort, public transport, the freeway and so much more are also only a matter of minutes away in their own right, adding to the convenience of this commanding coastal location. Every inch has been crafted to perfection here - just wait and see! Features include, but are not limited to:

- 4 bedrooms, 2 bathrooms
- Ocean and marina views
- Fully renovated throughout
- Feature extra-large Hafele pivot door (Victorian Ash)
- 32-course-high ceilings
- 2.34-metre-high doors – including cavity sliders
- Tiled entry foyer with a feature recessed ceiling
- Spacious front lounge room
- Open-plan family, dining, and kitchen areas with integrated audio ceiling speakers
- Top-quality Miele kitchen appliances
- Activity room/Study
- Massive outdoor alfresco and BBQ entertaining area
- Huge master suite
- Generous 2nd/3rd/4th bedrooms
- Fully-tiled wet areas – including the powder room and laundry
- Quality Italian stone bench tops
- Full Blum kitchen cabinet drawers
- Fully-ducted Daikin three-phase ducted reverse-cycle air-conditioning system
- iZone zoning controls for air-conditioning
- Ceiling fans in bedrooms
- Nine (9) CCTV security cameras
- Victorian Ash sliding door
- Three-phase power throughout the house
- Quality Clipsal Saturn Series light and power switches throughout
- Profiled internal doors
- Feature ceiling cornices
- Feature skirting boards
- Downlights
- Instantaneous gas hot water system
- Jarrahdale outdoor wood fireplace
- External power points
- Lowara three-phase full-bore reticulation to property
- Low-maintenance gardens
- Lush front-yard lawns
- Private backyard lawn setting
- Rear play area for the kids
- Outdoor spa house
- Hidden side garden deck area
- Triple lock-up garage
- Drive-through access to the rear workshop and trailer lean-to
- Ample driveway parking space
- Extra-large footing for a boat or caravan
- Huge elevated 870sqm (approx.)