

# 23 Minden Rise, Sorrento, WA 6020

## House For Sale

Thursday, 21 March 2024

23 Minden Rise, Sorrento, WA 6020

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 687 m<sup>2</sup>

Type: House



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## GRAND OPENING SAT/SUN

Step into the enchanting embrace of 23 Miden Rise, Sorrento - a home that has been cherished for over a quarter of a century, yet has remained a well-kept secret from the market. Nestled in a tranquil cul-de-sac, this prime location offers not just a home, but a lifestyle. With parks, the ocean, and esteemed schools just moments away, this is the epitome of coastal living. Prepare to be captivated by the grandeur of this abode, where soaring ceilings create an expansive atmosphere rarely found in single-storey homes. Step outside and be greeted by an entertainer's paradise, perfect for hosting gatherings under the stars. This is a residence for those who desire ample space for family living, without the inconvenience of stairs. Prepare to be pleasantly surprised - this is no ordinary home; it exudes character and charm that defies expectations. The master bedroom is a sanctuary in itself, featuring dual walk-in robes and a luxurious ensuite. Three additional bedrooms offer abundant space for the entire family, ensuring comfort and privacy for all. Indulge in modern comforts and conveniences, including: Stone Bench tops to the large kitchen and bar Energy-efficient LED lighting to illuminate your space Roof insulation for climate control and energy savings Convenient pull-down stairs leading to a hidden attic Security screens providing peace of mind Three gas Point locations Security system Absolute silence within Beautifully landscaped gardens with reticulation Stay comfortable with reverse cycle air conditioning Entertaining is a delight with multiple living areas, including a lounge, formal dining, family room, meals area, activity room, and games room seamlessly connected to a stylish bar with stone benches. Step outside and experience the seamless flow from indoor to outdoor living, where the expansive backyard beckons for endless enjoyment. Find solace in the study at the front of the home, offering breathtaking sunset views - the perfect space for quiet reflection or productive work. Experience the beauty of every season from the cozy living room, where you can witness nature's changing hues with each passing day. The location is simply unbeatable, with amenities such as Sacred Heart College, Sorrento Beach, Hillarys Boat Harbour, and trendy cafes just a leisurely stroll away. Nearby schools, shopping centers, recreational clubs, and transport links ensure convenience and connectivity like no other. Prepare to embark on a new chapter where your family's dreams come to life. This is not just a home; it's a promise of endless possibilities and cherished memories waiting to be made. Welcome to your new beginning at 23 Miden Rise - where every day feels like a coastal retreat and the possibilities are endless. 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.