

3/12 Catalina Place, Quinns Rocks, WA 6030



House For Sale

Thursday, 9 November 2023

3/12 Catalina Place, Quinns Rocks, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 223 m2

Type: House



Peter Panagiotidis

0438761014

From \$819,000

Discover your personal slice of paradise with this immaculate tri-level residence, discreetly positioned for maximum privacy and tranquillity at the end of a serene cul-de-sac within a modern complex. More than just a spacious townhouse, this home invites you to embrace the ultimate coastal lifestyle with its commanding ocean views that set the scene for unforgettable summer evenings. The expansive third-floor balcony offers a theatrical backdrop for both the dramatic sunsets with a refreshing lager and the intense spectacle of mid-year storms, shared over a glass of red. This vista, framed by soaring cathedral-style ceilings, becomes an extension of the luxurious master bedroom, complete with substantial mirrored wardrobes and an intimate ensuite featuring a large shower, separate toilet, and dual vanities. Inside, the first floor unfolds as the vibrant heart of the home with lustrous bamboo flooring that seamlessly unites the open-plan living, dining, and kitchen areas. The kitchen itself boasts an impressive array of features including a vast pantry, tiled splashbacks, gleaming stone benchtops, and premium appliances, perfect for culinary adventures. Step outside to the generous alfresco space where you can host barbecues year-round, set against a peaceful backdrop of distant olive trees and your own fruiting garden. Also on this level, practicality is ensured with a discreet powder room and a fully-equipped laundry leading out to a substantial drying courtyard that offers direct alfresco access. Ground-level amenities include a welcoming foyer with ample storage, a large remote-controlled double garage with additional storage space, and a convenient internal entry. Life here promises a blend of leisure and convenience, with the sandy stretch of Quinns Dog Beach just a stone's throw away, ensuring morning walks and sunset strolls are part of your daily routine. This isn't just a home; it's a lifestyle that transforms every day into a vacation experience.

Locations and Features:- 150m to Quinns Dog Beach- 350m walk to Camira Park- 800m from Quinns Beach Primary School- 1.5km bike ride to Quinns Shack- 1.7km journey to the Jindalee Beach Shack- 2km to the Jindee food strip- 2.2km drive to Brighton Village Shopping Centre- 2.7km to Quinns Rocks Sports Club- 4.5km journey to Butler Train Station- 5.2km to Ocean Keys Shopping Centre and Mindarie Marina restaurants and cafes

Special Features:- Visitor parking bays- Large double lock-up garage with storage area- Downstairs entry foyer with double linen press- Powered storeroom off the garage- Open-plan living, dining, and kitchen on the first floor- Large alfresco-entertaining and split-level, low-maintenance yard- Powder room and separate laundry on the first floor- Top-floor bedrooms and bathrooms, plus a separate toilet- Master suite and balcony with ocean views- High storage capacity throughout- Air-Conditioning - Security alarm system- Down lighting and ceiling cornices- Bamboo floors- Glass and stainless-steel balustrading- Gas hot-water system- Side-access gate from driveway

Enjoy the bliss of coastal living with all the comforts of a well-appointed, spacious home, ready to become your summer sanctuary or year-round haven. Contact Peter Panagiotidis on 0438 761 014 or email peter.pan@ljhooker.com.au.