

30 Blackpool Promenade, Iluka, WA 6028



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 535 m2

Type: House

\$1,297,500

Finished with quality spotted gum floors throughout, teenager sized bedrooms and a fantastic outdoor area, this APG built residence incorporates a clever design that is perfect for families and really makes the home stand out from the crowd. Located close to parklands and the coast, it includes wonderful extras such as a third bathroom, separate theatre room, handy kitchen scullery, lots of storage as well as a big backyard and sparkling swimming pool. This home has everything you need and will be highly sought after, so don't delay – call Team Utley today!

FEATURES: Protected portico entry with double timber and glazed front door
Wide foyer with gleaming solid spotted gum floors that run throughout the entire home
Cosy separate home theatre room with front garden views
Sleek modern kitchen with crisp white cabinetry and stone benches, double fridge recess, Smeg oven with 5 gas burner cooktop plus Westinghouse rangehood and tiled splashbacks, single sink and a zip tap which produces ambient and hot water
Fantastic scullery with double sink, dishwasher, enormous walk in pantry and is tiled floor to ceiling
Clean line laundry with spacious walk in linen press, extra cupboards and bench space and room for front loader washer and dryer
Open plan family room with AV wall recess, sliding door access to the alfresco and views over the pool through floor to ceiling windows
Sunlit dining area with feature pendant lighting, gas point and alfresco access
Light and bright guest bedroom (bed 4) with triple built in robe and sliding door access to the alfresco
3rd bathroom with glass shower, single vanity and bath tub
Separate powder room, 3rd wc
Hallway length sliding door storage cupboards leading to the guest wing

UPSTAIRS: Solid spotted gum timber staircase leads you upstairs
Casual living room with balcony access
Tiled balcony which overlooks the rear yard and has ocean views
King sized master suite with his and hers walk in robes and balcony access through sliding doors
Immaculate ensuite with double basin vanity, glass shower, heat lamp and separate wc
Bedrooms 2 & 3 are both queen sized and have walk in robes
The 2nd bathroom is semi-ensuite to both bedrooms 2 & 3 and has a glass shower, vanity and wc

OUTDOORS: Streamlined front façade with low rise wall and hedging
Attractive aggregate driveway and pathways surrounding the home
Sheltered backyard alfresco entertaining with ceiling fan, under the main roof
5m x 5m fully fenced concrete, saltwater pool
Huge grassed area for kids and pets
Mature established perimeter garden beds providing shade and privacy
Double remote controlled garage with tiled floors and shoppers entry into the foyer

EXTRAS: Ducted and zoned reverse cycle air conditioning
Quality drapes, sheers and louvres throughout the home
Huge storage cupboards in entry foyer, guest bedroom hallway and upstairs
Downlights and feature pendant lighting
All wet areas tiled floor to ceiling
Stone benches in kitchen and bathrooms
Storage gas hot water system
Built in 2017 by APG Homes on a 535m² block

FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE MARKET APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY