

# 30 Naval Parade, Ocean Reef, WA 6027

## House For Sale

Monday, 18 March 2024

30 Naval Parade, Ocean Reef, WA 6027

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 707 m2**

**Type: House**



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## From Low \$1Mils

Nestled in the heart of Ocean Reef, 30 Naval Parade beckons with the allure of coastal living and the promise of a home infused with warmth and elegance. Boasting four bedrooms, two bathrooms, entertaining spaces that blend seamlessly from indoors to outdoors, and comfortable living throughout, this home is ready for your next chapter to begin! As you step through the tiled entryway and into the formal living and dining area, the space is adorned with a beautiful Marri hardwood flooring and downlighting throughout. Natural light streams in through the large front window, while the charming bar with a wood benchtop and display shelving, creates an ideal setting for hosting gatherings with friends and family. Transitioning into the kitchen, the wrap-around benchtops and cabinets provide generous storage and preparation areas, while the face-brick wall introduces a touch of charming character. Preparing meals and everyday cooking is a breeze, with appliances including a double stainless-steel sink, dishwasher, built-in oven and grill, gas cooktop and rangehood. The main open-plan living and dining area serves as an inviting central hub for family life and entertainment. The large dining room sets the stage for dining and gathering, and the secondary living room offers a cozy retreat for relaxation and unwinding. Seamlessly extending outdoors through sliding doors, the entertainment and relaxed living continues, with a wrap-around patio, seating area and built-in barbecue. The swimming pool and large astro-turf grassed area promises endless summer fun, complemented by surrounding fencing, retained gardens, plus a hot and cold outdoor shower. The master bedroom to the front of the home offers a serene retreat, with bright windows, carpet flooring and a walk-in robe. The renovated ensuite includes a modern vanity with ample storage, a corner shower, toilet, and full-height tiling throughout. The minor bedroom wing features three generously-sized and light-filled bedrooms. The first is adorned with carpet flooring, while the rear two are complete with marri hardwood floors and equipped with double mirrored built-in wardrobes. Sliding doors in the hallway provide seamless access to the backyard from the bedrooms, effortlessly blending indoor and outdoor living spaces. The main bathroom features a neat vanity unit, mirror cupboards, separate bathtub, corner tiled shower and separate WC. Other property features include, but not limited to:- 707sqm block- Double remote access garage- Gated access through garage into backyard- Downlighting throughout- Marri hardwood flooring to formal living and dining room, and two rear bedrooms- Carpet flooring to master bedroom, one minor bedroom and second living room- Tiled flooring throughout entryway, kitchen and dining area- Tiled laundry with outdoor access to washing line- Two large storage sheds- Salt water swimming pool- Ducted evaporative cooling throughout- Gas hot water system- Freshly painted throughout. Enjoy a convenient and vibrant lifestyle in this sought-after Ocean Reef neighbourhood, with an array of lifestyle amenities and activities nearby. Location highlights include:- 1.0km to Ocean Reef Boat Harbour and Marina Development - soon to be home of Perth's first coastal pool- 650m to Southern Cross Park & 700m to Lexcen Park- 1.0km to Beaumaris City Shopping Centre- 2.2km to Joondalup Resort and Golf Course- 2.7km to Iluka Beach and Foreshore Park- 4.3km to Mullaloo Beach and Oceanside Promenade with restaurants, cafes and bars- 2.8km to Currambine Central Shopping Centre & 4.7km to Lakeside Joondalup Shopping Centre- 750m to Marmion Avenue and 2.9km to Mitchell Freeway via Hodges Drive. Nearby schools include: Prendiville Catholic College, Ocean Reef Primary School, Ocean Reef Senior High School, Beaumaris Primary School, and Lake Joondalup Baptist College. 30 Naval Parade, Ocean Reef was a treasure family gem for over 20 years, and now it eagerly awaits its' new chapter and new beginnings for another family. Don't miss the opportunity to experience a lifestyle of comfort, style and convenience. For more information and inspection times, please contact Pauline Lyon on 0427 968 070 or via email [pauline.lyon@peard.com.au](mailto:pauline.lyon@peard.com.au). \*PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry. 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.