

**30 Ocean Beach Road, Denmark, WA 6333**



**House For Sale**

Tuesday, 28 November 2023

30 Ocean Beach Road, Denmark, WA 6333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



Lee Brampton  
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## From \$710,000

A rare opportunity is available NOW, to purchase an up spec, better than new family sized home within walking distance to all of Denmark's central amenities, parks and river. From the moment you enter this Oakbella home you will be impressed with the sense of style, proportions and quality on show throughout this 2 years young home which includes seamless connection of so many rooms to the outdoor entertaining areas and lush tropical gardens. The attached double garage provides secure and weatherproof access directly to the more formal entrance. Be instantly wowed by the stunning solid Tasmanian Oak flooring through the living areas. The open plan kitchen, dining and living design features floor to ceiling double glazed, North facing windows, high ceilings and 3 stacker sliding glass doors leading you to the outdoor living area and rainforest gardens. The chefs in the family are well catered for with an abundance of soft close drawers and large pantry, stunning Cosentino Glacial Blue Granite bench tops, quality Bosch appliances and garden outlooks. The front bedroom or large office carries on the theme throughout all 3 of the other bedrooms with sumptuous wool carpets and quality window treatments including plantation shutters. 2 bedrooms, both with built in robes are separated either side of the cleverly designed activity room as well as sharing the family bathroom with bath, shower and separate WC. The main bedroom evokes a sense of calm overlooking lush gardens with large sliding glass doors to the outside, a large walk-in robe and designer ensuite. The outdoor areas replicate the quality, style and environmentally friendly, low maintenance approach taken throughout number 30. This 702sqm lot is set within beautifully landscaped and reticulated garden zones from the waterwise front native garden to the side and rear rainforest gardens. The elevated and covered pergola or bricked paved alfresco area will feature heavily in the relaxed outdoor entertaining timetable. Extensive paving and solid retaining walls provide contrast and ease of access to the small garden shed and dedicated vegie patch. Features include:

- Super convenient location, close to all town amenities
- Built to high specifications, single level family sized home
- 3/4 bedrooms, 2 bathrooms, 2 WC's
- Light and bright, fully insulated
- Open plan living, kitchen/dining facing North, NBN connection
- Double glazing & ducted air conditioning throughout
- Solar hot water system plus 3.85 Kw PV system
- Walk & bike paths only metres away
- Beautiful, lush gardens, water tank & small garden shed

If you have been looking for vacant land close to the centre of Denmark and are thinking of building your forever home, then delete that notion, the cost, and wait time as number 30 Ocean Beach Road must be seen to fully appreciate this single-level home which instantly leaves you with a sense of space, quality and convenience as well as delivering an elegant home or the ultimate lock and leave. Contact Lee Brampton on 0400 337 315 to arrange a viewing or for further information.