

**33 St Lucia Road, Iluka, WA 6028**



**House For Sale**

Friday, 5 April 2024

33 St Lucia Road, Iluka, WA 6028

**Bedrooms: 4**

**Bathrooms: 3**

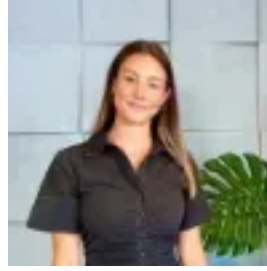
**Parkings: 3**

**Area: 677 m2**

**Type: House**



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## ALL OFFERS BY MON 22ND APRIL

Elevated ceilings invite maximum natural light and create a joyous feeling of space in this superbly built Webb & Brown Neaves beauty located one house back from the beachfront. Designed with a versatile room on the ground floor that can be either a home office or a guest bedroom with an adjacent 3rd bathroom, the home boasts 4 separate living areas including a separate theatre room, a huge open plan family and dining area with a stunning open fireplace, a peaceful sitting room on the second floor as well as a great multipurpose living room on the third level. Also of note is the generous modern kitchen and a huge undercover alfresco area on a spacious 677m<sup>2</sup> block that provides lots of room for kids, pets and parties. This home really has it all and combined with the premium location, is a wonderful offering to the market. Astute buyers will be quick to secure this one so contact Team Utley today for further details.

**FEATURES:** Raised portico and double door entrance Extensive porcelain tiling throughout the foyer and living areas Feature wall recess and storage Queen sized guest 4th bedroom or home office with built in cabinetry and an adjacent fully tiled 3rd bathroom with wc Generous home theatre room with dual glass cavity sliding door and 4 ceiling mounted speakers Under stairs storage Designer kitchen with stone bench tops, abundance of cabinetry storage, built in double fridge and freezer, double sink, 900mm Fisher and Paykel under bench oven and 5 burner induction cooktop, glass & stainless steel canopy range hood, tiled splash back plus Miele dishwasher Handy laundry adjacent to kitchen with extra overhead cabinetry and walk in linen storage Banquet sized dining room with ceiling fan Awesome family room with soaring sky high ceilings and cosy gas fire place with marble mantle piece Solid timber treads and stainless steel handrails lead you upstairs

**UPSTAIRS - SECOND FLOOR:** Multipurpose living room with handy kitchenette Enormous king sized master suite with a gorgeous bay window, dual his and hers mirrored built in robes, fully fitted walk in robe, designated dressing table and mirror flanked with drawers plus stunning ensuite bathroom with large glass shower recess, freestanding deep relaxing bathtub, concealed mirrored cabinetry and stone bench vanity with dual Caroma basins & separate wc Queen sized bedrooms 2 and 3 both with double robes Semi ensuite second bathroom with designer full height tiling, relaxing bathtub, and stone bench vanity basin French doors lead to a tiled balcony with lush green headland outlook and parkland views

**UPSTAIRS - THIRD FLOOR:** Timber treads with a timber balustrade lead to the third level 5th bedroom/studio/multipurpose living room with gabled ceilings, sky windows, built in storage and 2 roof space access doors

**OUTDOORS:** Magnificent alfresco entertaining area with elevated cedar lined gabled ceilings with ceiling fans Built in speakers Provisions for future outdoor kitchen with hot and cold water, waste and gas bayonet point Aluminium lovers Polished concrete floors Washed aggregate pathways Sprawling lush green lawn (measures approx 18m x 7m) Double gated side access Raised and retained planter boxes Discrete drying court Triple remote garage

**EXTRAS:** Daiken ducted and zoned reverse cycle air conditioning throughout Security intercom Imported polished porcelain tiling Solid timber floorboards Down lights Skirting boards upstairs Built in 2016 by Webb and Brown Neaves on a 677m<sup>2</sup> block

**SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO MONDAY 22ND OF APRIL 2024 FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY TODD 0417 910 967 DANIELLE 0407 117 071**