

# 35 Santa Monica Parade, Iluka, WA 6028

## Sold House

Monday, 11 September 2023

35 Santa Monica Parade, Iluka, WA 6028

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 649 m<sup>2</sup>

Type: House



David Sim

## Contact agent

Perfectly positioned just footsteps away from the sprawling Sir James McCusker Park, the neighbouring Naturaliste Park and pristine northern-suburbs' beaches themselves, this expansive 4 bedroom 2 bathroom family home has everything you need – and more – when it comes to comfortable quality living. Warmly welcoming you inside is a huge sunken front lounge, overlooked by what is essentially a formal-dining room, kept cosy by a feature fireplace. Only inches away lies a study, adjacent to a massive master-bedroom suite that privately sits behind double doors and boasts a large walk-in wardrobe, as well as a commodious fully-tiled and modernised ensuite bathroom with a toilet, a walk-in rain shower and separate twin “his and hers” dark-stone vanities. All three minor bedrooms enjoy the luxury of built-in robes themselves – especially the second or “guest” bedroom with three lots of separate robes, also benefitting from semi-ensuite access into a fully-tiled and renovated main family bathroom with a rain shower, separate free-standing bathtub, a heated towel rack and a separate stone vanity for washing up. There is a powder room too, in front of a functional laundry with external access for drying. Double and single doors offers separate passageways into an over-sized open-plan kitchen, meals and family area, where most of your casual time will be spent embracing a striking bulkhead ceiling, ample extra power points, double-door drinks fridge, sleek bench tops, a floating central island breakfast bar, double sinks, a double-door pantry, a double fridge/freezer recess, glass splashbacks, a stainless-steel dishwasher, an integrated range hood, Induction cooktop and under-bench oven. The kitchen itself has been immaculately revamped to the highest of standards. A separate set of double French doors extends living into an enormous sunken games room with a mini-bar in the corner – as well as access to the sleeping quarters. Both the family and games room open out to a fabulous rear outdoor alfresco-entertaining area, in the form of an attractive dome patio. It all overlooks a shimmering below-ground solar-heated swimming pool that allows you to countdown to summer immediately, with those hot-weather days almost upon us. Aside from lush local parks and the glorious surf and sand, you and your loved ones will fully appreciate living so close to the new Iluka Plaza shopping and commercial precinct, more shopping and restaurants at Currambine Central, Currambine Train Station, the freeway, Burns Beach Primary School and community sporting facilities. Stunning Iluka Foreshore Park walking trails are also just around the corner, adding to the coastal convenience that graces this sublime property's presence. Impressive is definitely the word! Other features include, but are not limited to:

- Double-door entrance
- High ceilings
- Tiled flooring
- Carpeted formal areas, bedrooms and study
- New carpet in the smaller 4th bedroom
- Quality European Asko kitchen appliances
- Over-head and under-bench laundry storage
- Double linen press in the hallway
- 20 rooftop solar-power panels
- Ducted Daikin reverse-cycle air-conditioning throughout
- Split-system air-conditioning unit in the master suite
- Full modern security-alarm system – with internal sensors
- LED down lights
- Professionally-fitted vertical blinds in all rooms
- Skirting boards
- Security doors
- Deep insulation
- Two new pool pumps (one for the rooftop solar-heating system)
- Generous double lock-up garage, with easy access to the rear of the home
- Internal shopper's entry, via the kitchen
- Large side storeroom, next to the garage
- Secure/enclosed front yard with AstroTurf
- Rear garden shed

Are you ready to #experience remarkable Contact David Sim on 0431 777 093