

4 Omaroo Terrace, City Beach, WA 6015

Sold House

Thursday, 5 October 2023

4 Omaroo Terrace, City Beach, WA 6015

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



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THE HOME Have you been looking forever in City Beach for a high quality downsize home that is big on living but low on maintenance? Pretty hard to find here, aren't they? This is a rare opportunity within our beautiful suburb. This "as new", lock 'n' leave home has an enviable double frontage allowing expansive green vistas to manicured golf course and cascading fountains opposite, and virgin Bold Park Bushlands to the rear. The luxurious sophisticated finishes and voluminous internal spaces flow effortlessly to generous easy-care gardens and alfresco living. Myriad lifestyle locations are only footsteps from your rear garden gate – think; golf course, Bold Park Aquatic, The Empire Village and 300 Acres Restaurant. With a long and successful history within the property development industry and the creation of beautiful homes, the sellers put their extensive experience to use in creating a magnificent home. Investing significantly prior to construction in considerable earthworks enabled them to maximise more features under the allowable building guidelines for the Ocean Mia precinct and create a home more generous than almost any other with high ceilings, large floorplan and genuine triple garage. Absolutely fastidious, they have included not only the best of everything, but also extreme thought, planning and detail - big, high ceilings, abundant natural light, and high-quality materials throughout are the norm in this incredible home. The main kitchen-meals-living area is truly expansive, socially inclusive, and open plan. An entire wall of double glazed glass faces north over the rear gardens and the golf course opposite and floods the entire living space with warm, natural winter sunshine. A central courtyard in the middle of the block opens seamlessly to the indoors living spaces via a wall of glass stacking doors which completely blends your indoors lifestyle with that outside. Barbeque outdoors and converse with loved ones in the kitchen! Watch the cricket from your alfresco living! It all works so fabulously well. The sundrenched, north facing rear gardens are the perfect escape for your pets, kids or grandkids and have plenty of room for a future pool should you desire. The northern outlook over dense green privacy, gives a rare sense of wide-open space on a lifestyle sized lot - you really have the best of both worlds here! A rear garden gate to the world of City Beach outside, invites you daily to myriad healthy outdoor lifestyle pursuits on foot. For those that wish to downsize their home maintenance without necessarily downsizing their home this generous family sized home on easy-care green title block ticks a lot of boxes and is perhaps the only example of such a product in our suburb. Big enough for the family years, or if it's just the two of you a great transition as a "downsizer" from your traditional city beach block yet still with plenty of room for all your toys and gear and offering the confidence that you will never feel claustrophobic. If this is the type of home you are looking for the next phase of your life, grab it while you can because they are not making any more of these! This home is perhaps one of the biggest homes built in Omaroo Terrace. Situated on the larger outer rung of blocks of this precinct, it has dual frontage and dual views, both of the golf course, and cascading water fountains opposite to the north and also virgin Bold Park bushlands and Tuart forests to the south-east. The home itself is built to maximise indoors/outdoors life and capitalises on northern sunshine and protection from the prevailing south westerlies in its weather conscious design. Big stackable doors to the west opens the entire central living area to the outdoors where you can effortlessly flow to alfresco entertaining, travertine-paved alfresco, and an outdoor kitchen which is protected from all weather conditions. THE LOCATION Wonderfully located within walking distance to so many of this suburb's wonderful features; The Empire Village Precinct with its 24-hour gourmet greengrocer, bakeries, patisseries, and evening meal options is wonderful for an impromptu catch up with friends for a meal or a drink, as is the 300 Acres Restaurant in the golf course opposite, where you can have a wonderful meal in an environment akin to a south-west winery after a round of golf. The Aquatic Centre and the Bold Park walk trails through virgin bushland are also only footsteps from your front door. A languorous weekend stroll down to the kids' surf club or for a dip in the Indian Ocean. Life is good here...welcome to City Beach THE FEATURES Home Theatre Wine cellar 3 car garage Separate Workshop Security alarm with door video and intercom External bin store Built in mirrored robes with custom shelving throughout Ceiling Fans to all bedrooms Stone tops throughout Sonos Abus sound system Smart phone enabled Daikin ducted Air Conditioning Smart phone enabled Down lights with dimmer control Gas Fireplace Gas instantaneous & electric HWS's Eco timber wood floors and feature ceiling Feature architectural steel staircase Stainless steel balustrades Commercial grade aluminium windows and doors throughout Sliding stackable doors to courtyard Outdoor BBQ kitchen waterproof cupboard, sink and tap Travertine stone exterior paving Display lighting (blue) Reticulation Low maintenance gardens Feature granite exterior stonework Internal ceiling wiring for TV surround sound Double glazed northern windows to ground floor and 6mm glass elsewhere.*The spa is not included but open to negotiation THE PRICES Shore | By Negotiation Under | Offer Please contact us for some sales evidence for guidance and make your offer accordingly.