

4 Umina Way, Burns Beach, WA 6028



House For Sale

Friday, 24 May 2024

4 Umina Way, Burns Beach, WA 6028

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 560 m2

Type: House



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ALL OFFERS BY 4th JUNE

Luxurious finishes and immaculate presentation greets you at every turn in this STUNNING, superbly designed ex-display home ('The Marina') built by Award-Winning Builder Peter Stannard. Combining a perfect blend of living areas to suit a variety of living options, this expansive residence will easily accommodate the growing family's needs for many years ahead. Nestled in the heart of Burns Beach and sitting majestically on a corner block in a small quiet street, merely a few footsteps to our magical coastline, boasting an exquisite 'show-stopper' kitchen to please the fussiest home Cook! With four bedrooms, two gorgeous bathrooms, fantastic sunken theatre room, activity, games room and home office, this warm & welcoming home has it all, be quick to view and snap this one up! Sitting at the 'hub of the home' is the magnificent cool-white kitchen with wall mounted Bosch appliances; two convection ovens, microwave oven and coffee machine. Integrated Bosch dishwasher, under-mount extractor hood, gas cooktop, gleaming glass splashbacks, wide fridge recess, soft-closing cabinetry galore featuring wine storage, overhead cupboards, bin-tidy cupboard, built-in pantry, huge centre island bench with storage to both sides, engineered benchtops, scullery area, two Velux remote controlled skylight windows enabling yet more dappled sunlight to stream through. The light-filled, massive open plan family and meals area is superb, soaring feature raked ceilings, homely fireplace with cosy gas fire, bi-fold servery window, dual aspect outlook to the mature, tranquil gardens, large glass sliding doors to seamlessly connect the indoors and outdoors.// THE HOME- Peter Stannard ex-display home- Contemporary front façade - Impressive entrance foyer- Beautiful timber floors and high quality floor tiles- Wide and curving staircase on a 'steel-spin' support, timber treads, glass & stainless steel balustrading, feature lighting- Fabulous sunken theatre room, high ceiling and feature 'drop' ceiling with mood lighting, built-in cabinetry- Dedicated home office/study with built-in shelving- Luxurious Master bedroom suite located downstairs with two 'His n Her' built-in wardrobes plus a large fully-fitted walk-in wardrobe- Gorgeous ensuite bathroom; Shoji privacy screen, dual vanities, engineered benchtop, 'show-piece' deep bathtub for an extra touch of luxury!- Three minor bedrooms upstairs, all King size with built in wardrobes, Guest bedroom three is semi-ensuite- Huge upstairs games/lounge room with kitchenette, access to the wide 'sun-trap' North facing balcony- Activity area - perfect for the children, or as a 'hobby' area- Impressive, freestanding pavilion Alfresco with high skillion roof, surrounded by serene, landscaped gardens, wide-plank weathered Driftwood decking- Plantation shutters, high quality window treatments, elegant Vincenzo sheers- Deep skirtings, feature cornicing- Feature 2.3m internal doors- Powder room- Under stair storage- LED downlights- Ceramic light switches- Feature pendant lighting- Ducted Vacuum - Fujitsu ducted & zoned reverse cycle air conditioning- Solar panels 6.2kw- Double garage with store area- Aggregate driveway- Great sized fully tiled laundry with an abundance of cupboards- Smart wiring- Outdoor gas bayonet point- Batts insulation- Alarm system- Auto reticulation- Built in 2013- 560sqm block (approx.)- 404sqm total build area (approx.)// THE LIFESTYLE A few short steps from your front door takes you to Bengello Park and Grand Ocean Park, stroll to the pristine water's edge at Burns Beach Foreshore, tranquil cycling & walking trails, walk to highly regarded Burns Beach Primary School. Close to fantastic local amenities at The Iluka Plaza Precinct, the Iluka Tavern, childcare, medical, gym and pharmacy. Local restaurants and major shopping facilities are close by at Currambine Central, Mindarie Marina and Lakeside Joondalup. Currambine train station, handy bus stop, and easy access to the Mitchell freeway make for an easy commute. Top private & public high schools are also close by. Contact Burns Beach Area Specialist Gina for further information, or for an honest and accurate appraisal on your own home. Sellers reserve the right to accept an offer prior to 4th June, without notice. 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. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and/or land and any potential for subdivision/development/building, and not rely solely on the information provided herein by the Selling Agent.