

42 Atlantic Avenue, Iluka, WA 6028



House For Sale

Friday, 17 May 2024

42 Atlantic Avenue, Iluka, WA 6028

Bedrooms: 5

Bathrooms: 3

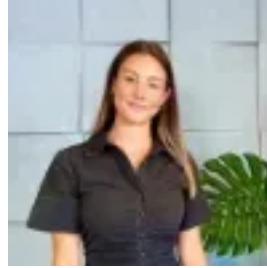
Parkings: 3

Area: 725 m2

Type: House



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ALL OFFERS BY MON 3RD JUNE

This architecturally crafted haven spans an expansive 600m² under its roof and sits comfortably on a 725m² block, in a serene street with the majesty of the ocean horizon in view from the upper level. Offering 5 bedrooms and 3 bathrooms plus a multitude of secluded and versatile living zones which afford the luxury of personal retreat, the home exudes character and has a touch of grandeur and elegance with its high ceilings, decorative staircase, cosy fireplace and timber and porcelain flooring. A beautiful home that will provide not just a place to live, but a warm and welcoming sanctuary. A must see, with Team Utley.

FEATURES: Towering double front doors with an attractive blend of glass and timber
Gracious and generous entrance foyer with feature wall recess and a captivating chandelier
Charming living room or front home office with a romantic gas fireplace framed by walls of travertine stone
Clever under stair wine cellar
King sized guest suite (bedroom 4) with walk-in robe and ensuite bathroom (3rd bath) with full height tiling
A divine kitchen with Caesarstone bench tops and breakfast bar, gas cooktop, canopy rangehood, wall oven, integrated microwave, dishwasher, double fridge recess, walk-in pantry, an abundance of Walnut cabinetry cupboard space and a central island preparation bench with waterfall stone edging
The ultimate home theatre with tiered seating, lush carpets, overhead projector, screen, surround sound speakers and mood lighting
A sunken casual living zone with feature bulkhead ceilings, complemented by the adjacent light-flooded dining area
Enormous sized bedrooms 2 & 3 with built in robes
Pristine family bathroom (2nd bath) with dual basin vanities
Laundry, linen storage, and powder room (4th wc)
Hallway length sliding robe storage

UPSTAIRS: Stunning staircase combining granite treads, WA Blackbutt stairs with wall inserted feature lights and framed by a wrought iron balustrade
Entertaining room with built-in stainless-steel bar, fridge recess and stone bench tops
Separate home office, activity room or 5th bedroom
Enviably master suite, privately located, with dual door entry, fully fitted dressing room plus extra robe storage
Classy ensuite with Emperador Scuro marble top vanities, dual basins, relaxing oval spa bath, separate wc and laundry chute
West facing cedar lined balcony with ocean views

OUTDOORS: An appealing facade with feature stone cladding
Travertine tiled portico with cedar lined ceiling
Private under main roof alfresco with cedar lined ceilings, ceiling fan, built-in BBQ kitchen with stone bench tops plus a pizza oven
Built-in heated spa with timber decking and gazebo plus separate waterfall
Extensive exposed aggregate surrounds
Manicured landscaped gardens
Automatic reticulation
Triple remote garage with cedar doors and shopper's entry

EXTRAS: 2 x Daikin ducted reverse cycle air conditioners
Quality window louvres and sheers
Google cameras
LED downlights
Pristine polished porcelain tiling
WA Blackbutt solid timber floorboards
25 Solar panels 5KW system
Built in 2009 by Carine Homes on a 724m² block

SELLER RESERVES THE RIGHT TO ACCEPT AN OFFER PRIOR TO MONDAY 3RD JUNE 2024
FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY
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