

# 42 O'Mara Boulevard, Iluka, WA 6028

## Sold House

Wednesday, 13 September 2023

42 O'Mara Boulevard, Iluka, WA 6028

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 540 m2

Type: House



Jay Dass

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Jaimee Bentall

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**\$1,675,000**

**THE HOME**Welcome to a world of grandeur and sophistication in this splendid coastal gem! As you enter, a grand staircase and a dazzling chandelier greet you, setting the tone for the luxurious living that awaits. The cleverly designed floorplan ensures every inch of this home is put to perfect use. Quality finishes abound, showcasing the impeccable attention to detail that has gone into crafting this immaculate residence. Porcelain tiles gleam underfoot, hinting at the opulence that surrounds you. The master suite provides the perfect parents retreat, indulging you in luxury with a spacious open ensuite complete with a jet bath whilst mornings begin with ocean views from your private balcony- Imagine waking up to the gentle sound of waves and a breathtaking vista. Entertainment is at the heart of this home, with a dedicated games/theatre room for unforgettable moments with family and friends. For those who appreciate formal dining, a dedicated dining space awaits your special occasions whilst the lounge offers a quiet retreat. The open-plan meals, living, and dining area is perfect for everyday enjoyment and the striking fireplace adds a touch of style and substance. The kitchen will delight the avid host with an abundance of storage and quality appliances. A stunning guest bedroom with feature panelling is a testament to the thoughtful design that runs throughout this home whilst three bathrooms ensures convenience and privacy for all. Step outdoors where the beauty continues. A beautiful alfresco area beckons you to unwind, and a sparkling pool, surrounded by lush greenery and a captivating water feature, invites you to escape the everyday. A home and a lifestyle wrapped into one, this stunning abode provides all the creature comforts you could ask for to start living the ultimate Iluka lifestyle! Bonus features include but are not limited to:- New ducted reverse cycle air-conditioning- Solar Heated Pool- 16 Solar Panels with a 6.64KW Invertor - Porcelain Tiles - Reticulated Gardens

**THE COMMUNITY**It's not just the home that's extraordinary; it's the location too. Unprecedented ocean views create a backdrop like no other. Weekends are a dream as you stroll along the coast, savor drinks at the Iluka, or sip your morning coffee at Burns Beach Cafe. Families will appreciate the proximity to Burns Beach Primary School and Ocean Reef Senior High School ensuring your children's educational needs are well taken care of.

**THE SPECIFICS**Council Rates: \$3400.00 per annum approx. Water Rates: \$1,747.92 per annum Land Area: 540m<sup>2</sup> Build Area: 486m<sup>2</sup> (incl. garage & alfresco) Year Built: 2012

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