

44 Oceanic Drive, Floreat, WA 6014

EDISON **McGRATH**

House For Sale

Friday, 17 May 2024

44 Oceanic Drive, Floreat, WA 6014

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 1141 m2

Type: House



Yvonne Furner

0408886898

Offers

AUCTION 8th June @ 11am (on site unless SOLD prior) Deposit \$60,000 Settlement 30 or 45 days by mutual agreement. In the tranquil neighbourhood of Floreat, this delightful family home emanates warmth and at every corner. Upon entering, one is immediately captivated by the rich, exquisite jarrah timber floors that elegantly flow through the main living area, imparting a sense of timeless charm. The hub of the house showcases a chef's kitchen, adorned with reconstituted stone countertops, where culinary creations flourish. A well frequented space where meal preparation is effortlessly streamlined, ensuring convenience and efficiency for even the most discerning chef. Exploring further, one will find a total of three kitchens thoughtfully crafted to cater to diverse culinary needs and preferences, offering flexibility and practicality for the entire household. High ceilings complemented by ceiling fans foster a breezy atmosphere, augmenting the feeling of spaciousness and comfort within the home. Complete with split system reverse cycle heating and cooling, optimal climate control is achieved year-round, ensuring comfort regardless of the season. The indulgence extends to the bathrooms, where heated towel rails add a luxurious touch, inviting inhabitants to indulge in ultimate comfort. Step outside into the verdant backyard retreat, where outdoor entertaining opportunities abound. A built-in gas-connected BBQ sets the stage for memorable gatherings with loved ones, while the serene surroundings provide an idyllic backdrop to escape to. In line with the main abode, a fully-equipped granny flat or studio apartment offers a secluded haven, complete with all the amenities of home. Whether hosting guests or accommodating extended family members, this self-contained space affords independence and privacy without compromising convenience. With its fusion of amenities, considerate design, and adaptable living areas, this family home in West Floreat presents a sanctuary of comfort, promising a lifestyle of family serenity for generations to come.

FEATURES YOU WILL LOVE:

- Adaptable living spaces for multi-generational living
- 5 Bedrooms 3 Bathrooms, 6th Bedroom/Home office
- Granny flat or Studio Apartment - Rental Opportunity
- Nursery/dressing room
- Jarrah timber floors, high ceilings, Split System AC
- Alfresco entertaining, built in BBQ gas connected
- Below ground saltwater pool, convenient pool cover
- Mature garden, reticulated from own bore
- Parkview walking distance to the peak of Bold Park
- Easy access to a myriad of recreational amenities.
- Ideally located between the city and the sea
- 1141 sqm of tranquility in the heart of Floreat.