

**44 Tiller Road, Ocean Reef, WA 6027**



**Sold House**

Thursday, 5 October 2023

44 Tiller Road, Ocean Reef, WA 6027

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 743 m2**

**Type: House**



Nathan Whennen

0893889311

**\$1,850,000**

**\*\*Sold by SET DATE SALE with absolutely ALL offers being presented on 12th September at 1pm. The Seller reserves the right to sell prior to this date, due to this we encourage all offers as early as possible. \*\***What we loveNestled in the serene backdrop of Ocean Reef, this prestigious home offers unparalleled second-story views of the vast Indian Ocean, the views are that good you even get them from the ground floor. Spanning across five spacious bedrooms and three sophisticated bathrooms, the residence has been meticulously designed to accentuate luxury at every corner. The master suite, a standout feature, boasts a decadent walk-in wardrobe and a his and hers vanity in the ensuite. The home's expansive floor-to-ceiling windows provide beautiful natural lighting while the efficient LED downlights ensure no corner remains untouched.The heart of the home, the kitchen, showcases culinary sophistication. Fitted with a premium NEFF induction cooktop and complemented by resplendent 40mm stone bench tops with waterfall ends, it's a chef's dream. The addition of Blanco silgranit undermount sinks and an advanced V-Zug combination steam oven, renowned for its superior cooking and steaming capabilities, as well as a V-Zug Pyrolytic oven amplifies the kitchen's allure. Adjacent is a practical scullery equipped with a separate miele dishwasher, ensuring entertaining remains a breeze.Prioritising comfort and security, the house incorporates a state-of-the-art iZone smart home control system that allows functionality of climate, reticulation & lighting , efficient ducted reverse cycle air conditioning, and a 6.6kw solar system, harmonizing luxury with sustainability. Adding to its impressive list of features is the strategic placement of cameras and motion sensors externally, offering residents peace of mind. The home's exterior is equally impressive, with a beautifully designed second story veranda offering elevated views and a large, low-maintenance back garden. While the sheltered rear alfresco offers electric shutters and its own outdoor kitchen with gas hob, exhaust hood and sink!Perfect for serene afternoons.Thoughtfully designed with accessibility in mind, the residence boasts larger doorways, making it wheelchair friendly. An expansive toilet area and recesses for future elevator installations emphasize the forward-thinking architecture. For car enthusiasts or those in need of space, the three-car garage, adorned with a 31-course ceiling, is a welcome addition. Furthermore, a single roller door at the rear grant's singular car access, adding an element of convenience to the mix.This Ocean Reef masterpiece epitomizes coastal luxury, offering a perfect blend of elegance, practicality, and sophistication.What we knowThis spacious and welcoming home is ideal for families looking for room to breathe and grow. If you are interested in taking the next step with us, please consider the following.●HOUSE●Amazing Indian Ocean Views from the second story & ground floor●Five bedroom●Three bathroom●Master bedroom features a luxury walk in wardrobe●Beautiful balcony●Floor to ceiling windows●LED downlights throughout●iZone smart home control system●6.6kw solar system●Sleek Clipsal Iconic PowerPoints throughout●Clipsal Iconic Bluetooth fans and heated towel rails for the bathroom and toilet●Ducted reverse cycle aircon●Cameras + Motion sensors externally●Laundry chute from upstairs●Bamboo flooring upstairs, staircase and bathrooms●Tiled throughout the ground floor●Large and low maintenance designed back garden●Reticulation installed throughout●31 course ceiling●BATHROOM●Solar hot water system with electric booster●Gas hot water system downstairs●Corian bench tops●Double vanities to both upstairs bathrooms●KITCHEN●Soffit ceiling to kitchen●Induction cooktop with NEFF●Stone bench tops 40mm with waterfall ends●Blanco Silgranit Undermount sinks to kitchen and scullery●Oven V-Zug combination steam oven – Advanced cooking and steaming technology●Oven V-Zug Pyrolytic oven●Scullery with separate dishwasher●Matt finish cabinets●Pull out drawers for more convenient storage●Soft closing drawers●ALFRESCO●Outdoor kitchen including gas hot plate, exhaust hood and sink●Electric blinds●Built in ceiling fan●WHEELCHAIR ACCESSIBLE●Bigger doorways at 870mm●Bigger toilet areas●Recess for future elevator downstairs & upstairs●GARAGE●31 course ceiling●Three car garage●Single roller door to rear for additional parkingWhat's close●Mirror Park- 500m●Ocean Reef Park- 500m●Ocean Reef Shopping Centre- 750m●Ocean Reef Primary School- 750m●Mullaloo Beach North- 1.5km●Mullaloo Beach Primary School- 1.5km●Ocean Reef Senior High School- 1.5km●Ocean Reef Boat Harbour- 2.5km●Tom Simpson Park- 2.5km●Joondalup Resort Golf Course- 4.1km●Westfield Whitford City- 4.7km●Lake Joondalup- 5.2km●Lakeside Joondalup Shopping City- 5.5kmWho to talk toNathan Whennen0412 672 757nwhennen@realmark.com.au